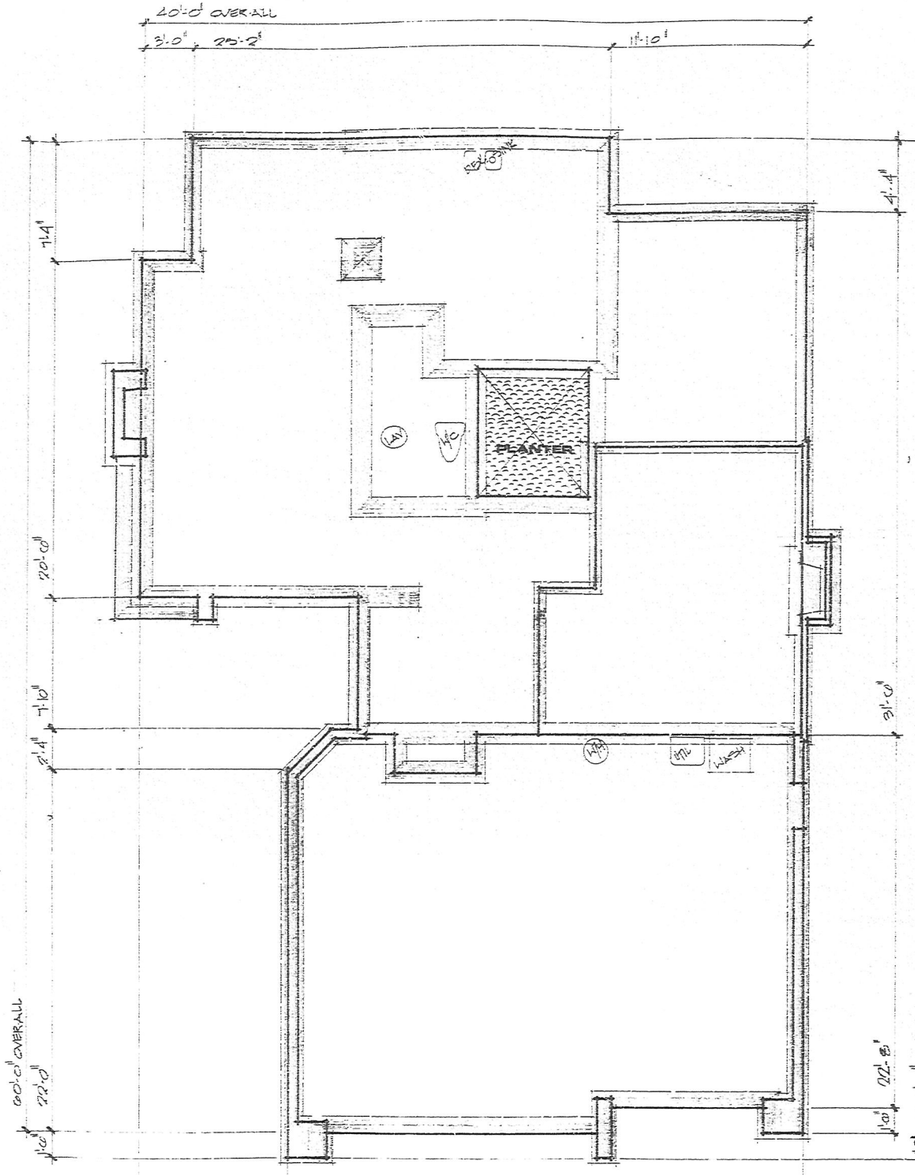
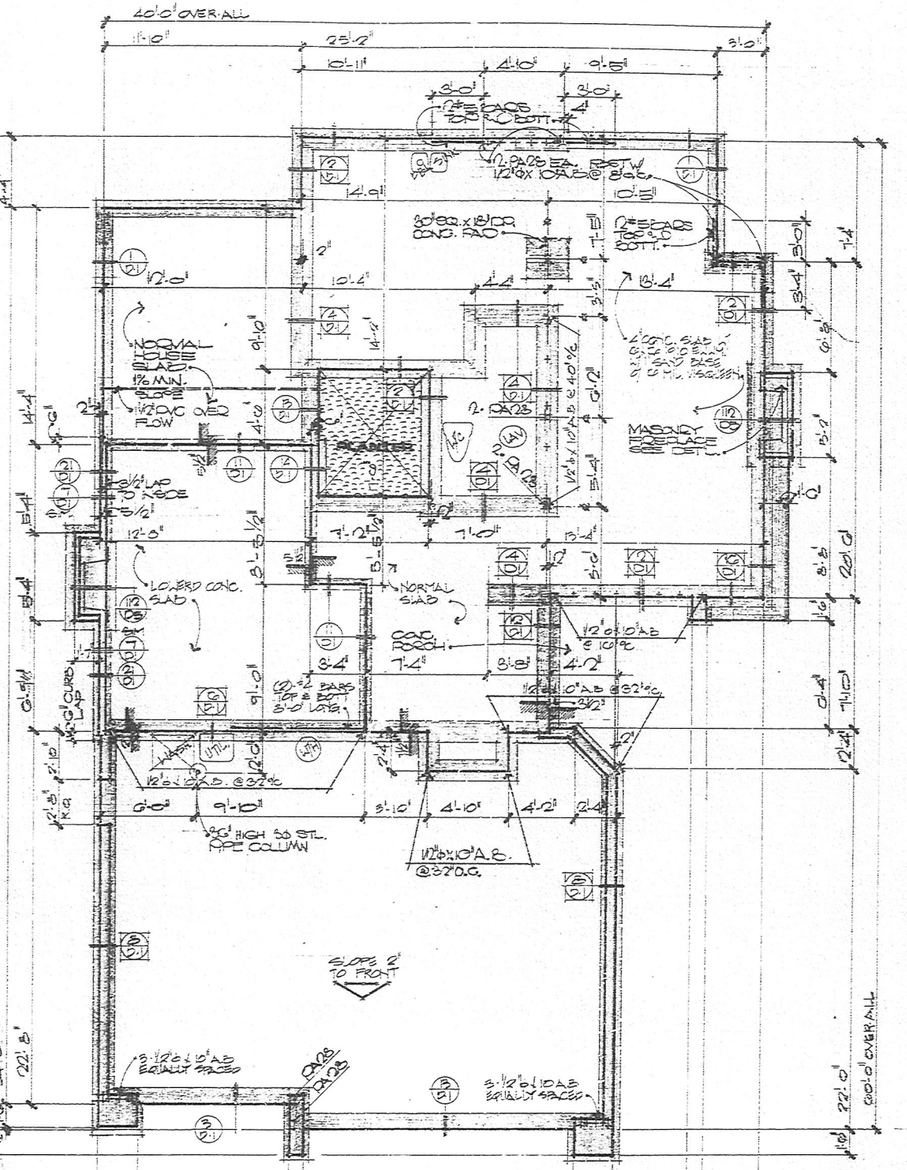


REV. FOUNDATION PLAN



FOUNDATION PLAN

SCALE: 1/4" - 1'-0"

Notice to Contractor:
Where post tension concrete slabs are required the contractors shall use the conventional foundation plan above for all dimensions, anchor bolts and all other structural related data. Post tension drawings to be by others and shall be used only for footing configuration and tendon placement.

Indicates one story footing.

Indicates two story footing.

Note: This foundation plan has been drawn to match the exterior elevation "A". The contractor should see the elevation addenda for elevations "B & C" for design changes that may occur. All structual notes and information reflected on basic plan shall apply to all elevations unless noted otherwise.

TRACT 9355

CANYON CREEK

CR DESIGN

FOUND. PLANS PLAN 322

SHEET NUMBER 20

PLAN NOTES

Indicates floor plan note location.

1. Provide fire resistive material between garage & second floor, 5/8"Type "X" fire shield gyp. bd. nailed w/6d cooler nails at 7" o.c. All framing members to be 16" o.c.
2. Provide fire resistive material between house & garage w/one layer 5/8" Type "X" gyp. bd. w/6d cooler nails @ 7" o.c. on garage wall side to roof sheathing or floor above.
3. Provide 5/8" type "X" gyp. bd. applied to bottom side of stringers & adjacent walls under stairs.
4. 22"x30" attic access.
5. 30" high handrail, see detail.
6. 32" high handrail, see detail.
7. 42" high handrail @ stair landing, see detail.
8. Dead bolt @ top of door.
9. Dead bolt @ top & bottom of door.
10. Tile @ entry.
11. Open grade planter below exposed stair stringers. Provide hose bib, and 1½ PVC over-flow.
12. Floating soffit - see Framing Section.
13. Mirrored wardrobe door.
14. Sculptured planter niche w/dry-wall liner.
15. Fireplace w/24" deep brick hearth to be installed with fully operational damper shut-off, and must be tight closing to allow for airbourne sound attenuation.

NOTES:

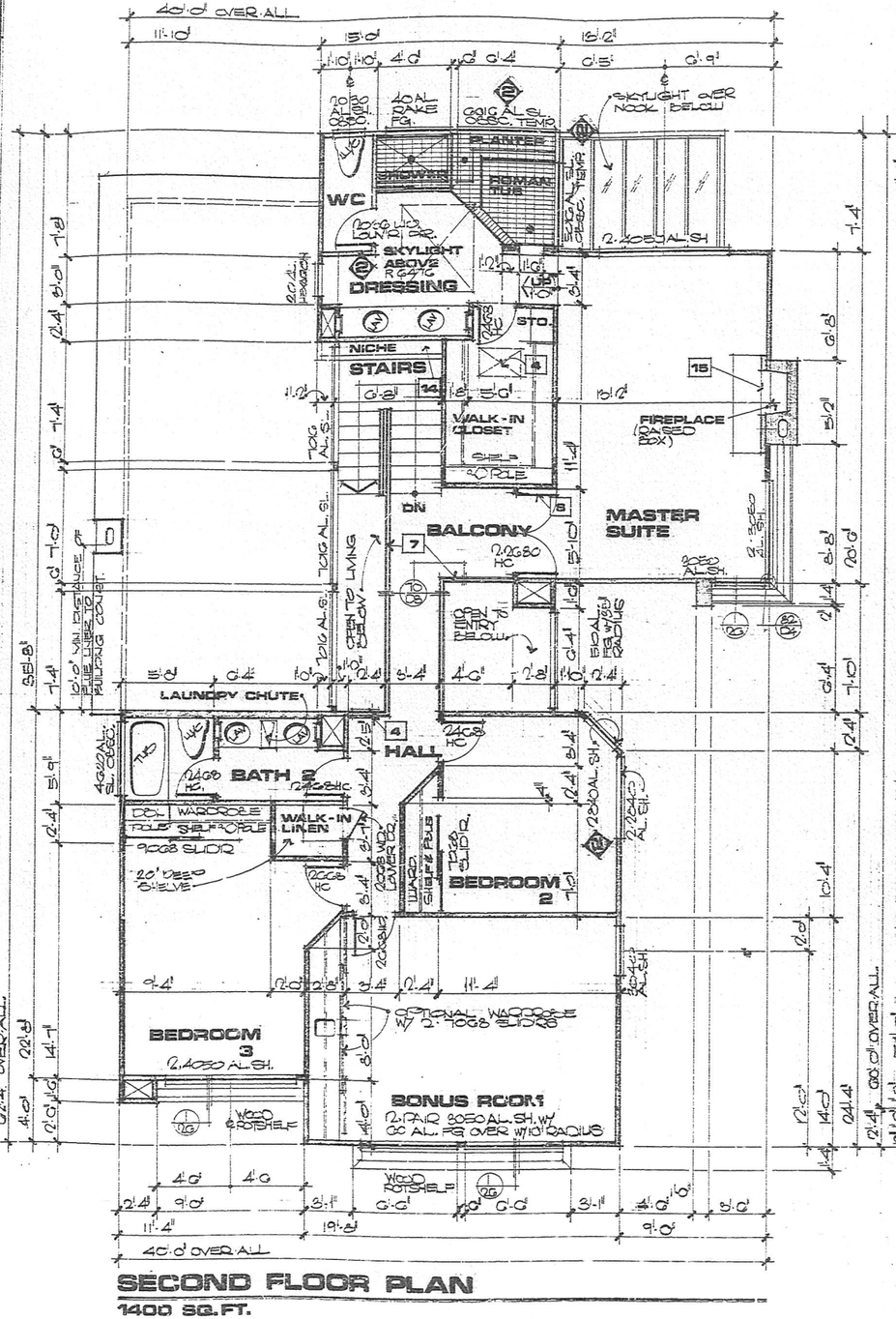
1. This floor plan has been drawn to match ext. elev. 1. See floor plan elevation addenda for elevations B & C for any conditions that may vary due to design changes.
2. All dimensions shown in plan relate dimensionally to face of studs, typically.
3. All doors, windows and glazing shall conform to the building security requirements per local city ordinances.
4. All glazing to be double-strength glass.

INSULATION:

WALL = R-13
ROOF = R-22

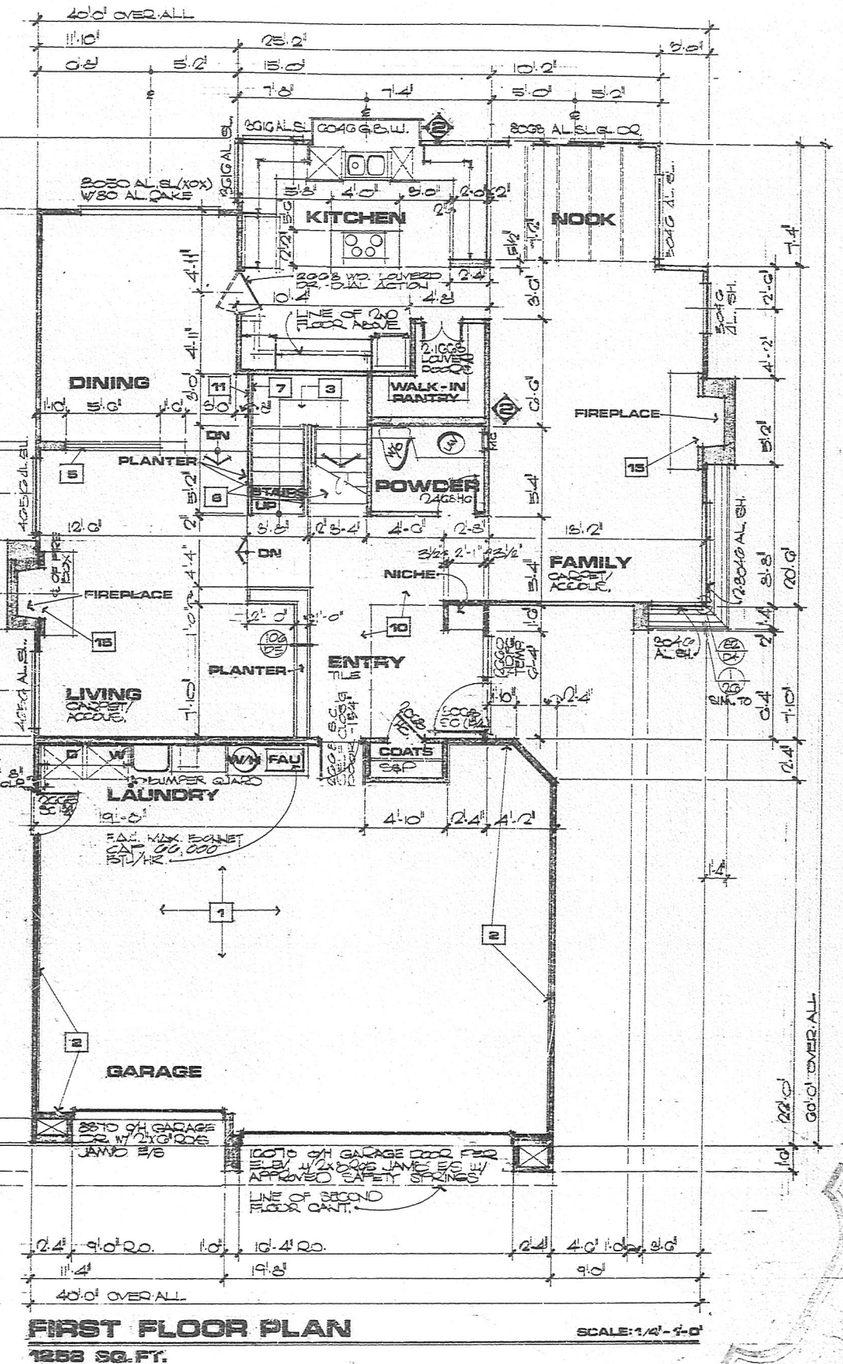
SQ. FT.

LIVING	2858	TOTAL SQ. FT.
GARAGE	722	SQ. FT.



SECOND FLOOR PLAN

1400 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/4"-1'-0"

1258 SQ. FT.

TRACT 9355
CANYON CREEK

FMC

CR DESIGN
CRAIG RALPH DESIGN
17782 SKY PARK CIRCLE
IRVINE, CALIFORNIA 92714
SUITE 245 (714) 474-0277

DATE
JOB NUMBER
REVISIONS

SHEET NUMBER 21

FLOOR PLANS PLAN 322

PLAN NOTES

Indicates floor plan note location.

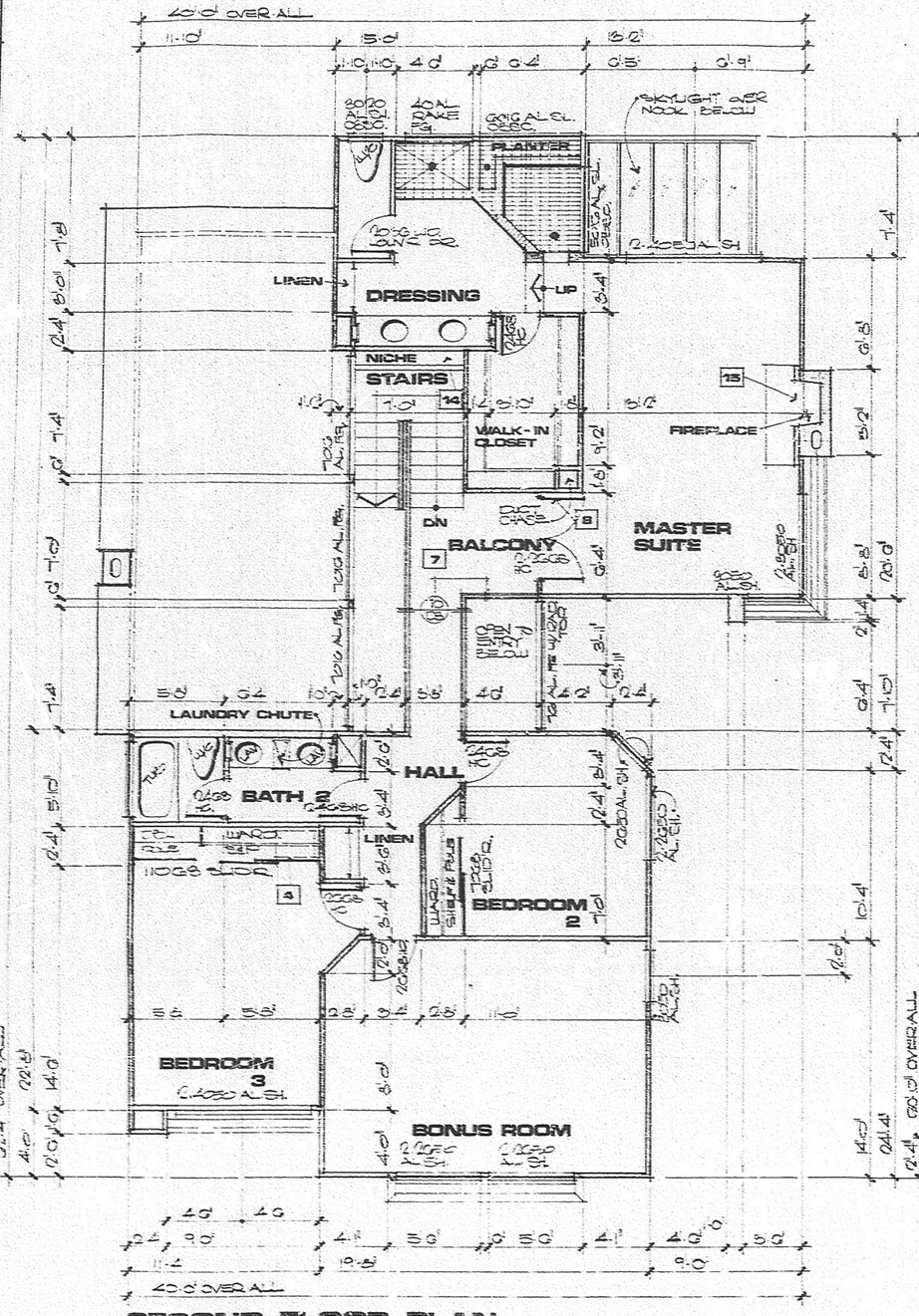
1. Provide fire resistive material between garage & second floor, 5/8" Type "X" fire shield gyp. bd. nailed w/5d cooler nails at 6" o.c. All framing members to be 16" o.c. (ICBO Report No. 2052).
2. Provide fire resistive material between house & garage w/one layer 5/8" Type "X" gyp. bd. w/6d cooler nails @ 7" o.c. on garage wall side to roof sheathing or floor above.
3. Provide 5/8" Type "X" gyp. bd. applied to bottom side of stringers & adjacent walls under stairs.
4. 22"x30" attic access.
5. 30" high handrail, see detail.
6. 32" high handrail, see detail.
7. 42" high handrail @ stair landing, see detail.
8. Dead bolt @ top of door.
9. Dead bolt @ top & bottom of door.
10. Tile @ entry.
11. Open grade planter below exposed stair stringers. Provide hose bib.
12. Floating soffit - see Framing Section.
13. Mirrored wardrobe door.
14. Sculptured planter niche w/drywall liner
15. Fireplace w/24" deep brick hearth to be installed with fully operational damper shut-off.

NOTES:

1. This floor plan has been drawn to match ext. elev. A. See floor plan elevation addendas for elevations B & C for any conditions that may vary due to design changes.
2. All dimensions shown in plan relate dimensionally to face of studs, typically.
3. All doors, windows and glazing shall conform to the building security requirements per local city ordinances.
4. All glazing to be double-strength glass.

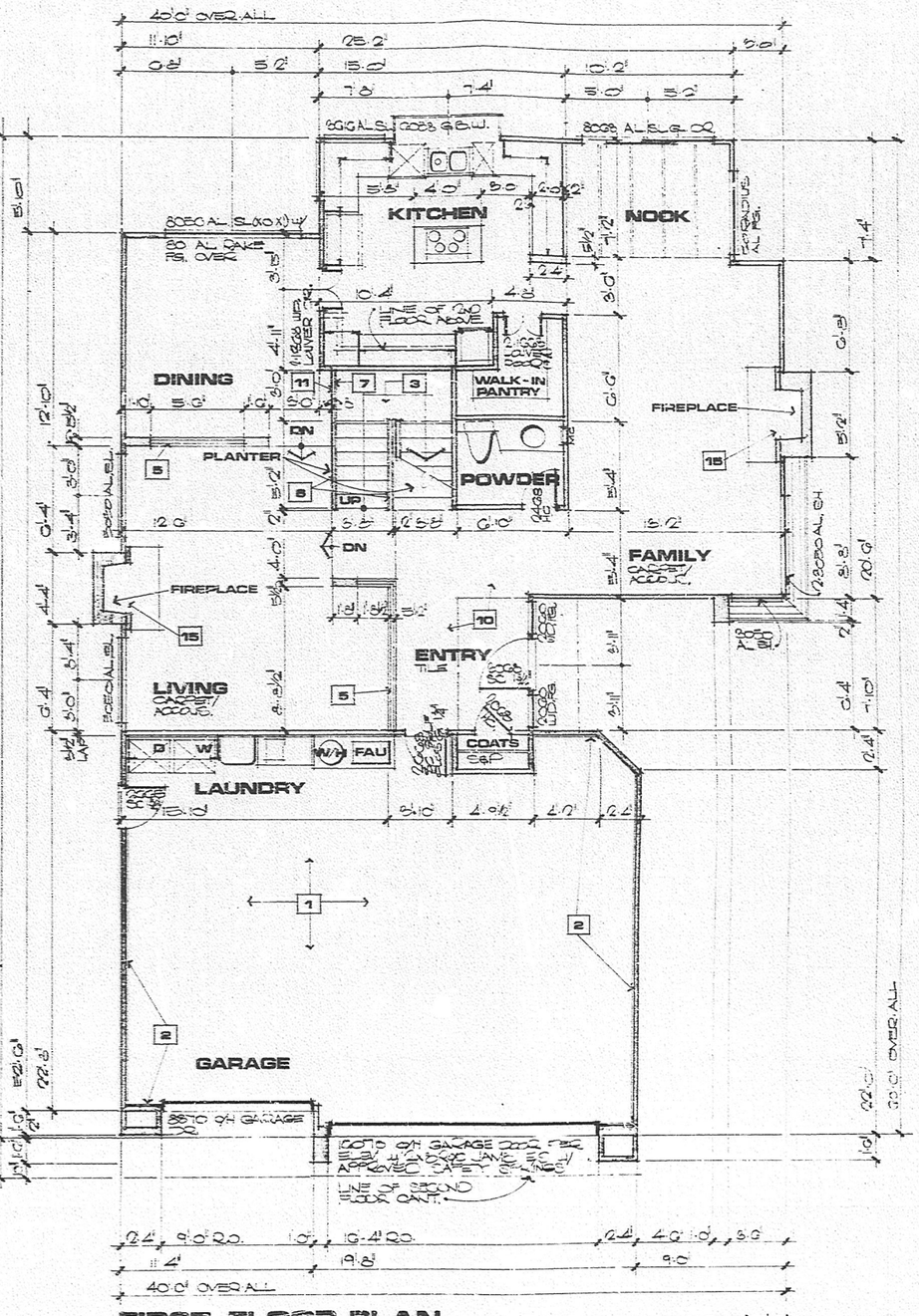
SQ. FT.

LIVING	2622 TOTAL SQ. FT.
GARAGE	722 SQ. FT.



SECOND FLOOR PLAN

1400 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/4"-1'-0"

1222 SQ. FT.

CR DESIGN
JOHN BUDINICH ENTRYER DRIVE
DENVER, COLORADO
SUITE 8417 (303) 758-5777

© CR DESIGN, 1977

DATE:
DRAWING NUMBER:
DRAWN BY:
REVISIONS:

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NOT FOR CONSTRUCTION

SHEET NUMBER

21

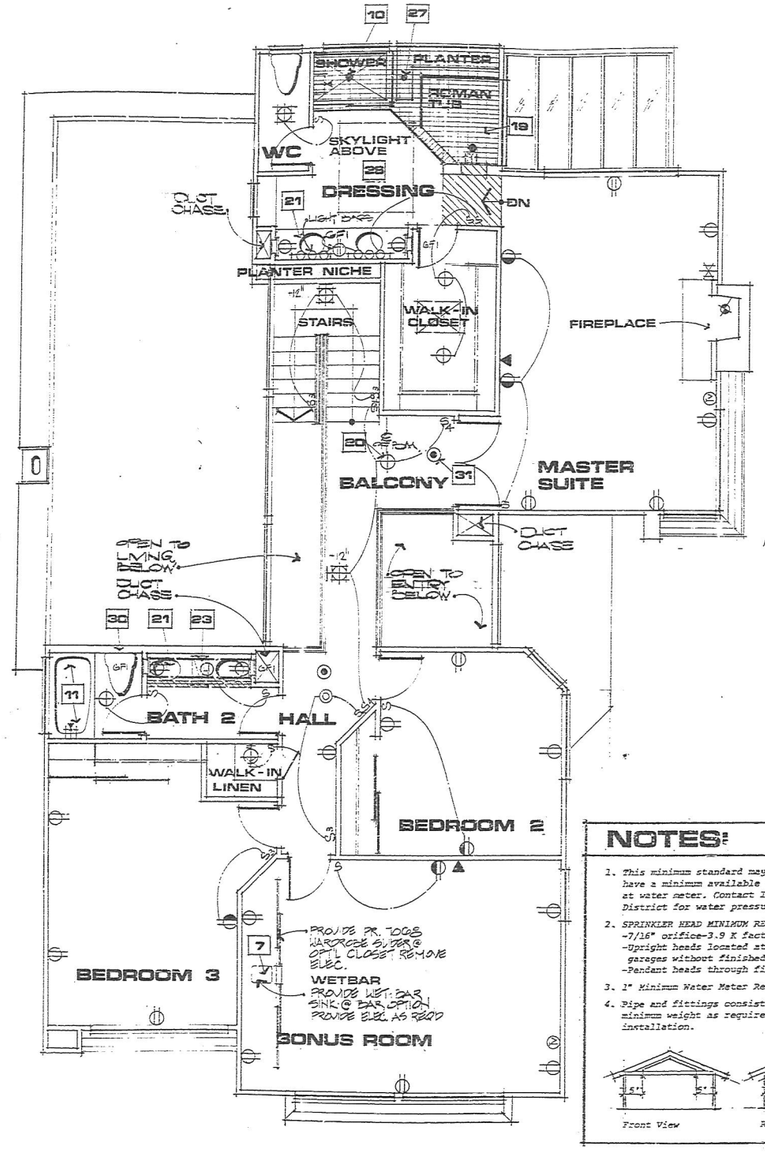
FLOOR PLANS PLAN 322

FLOOR PLAN NOTES

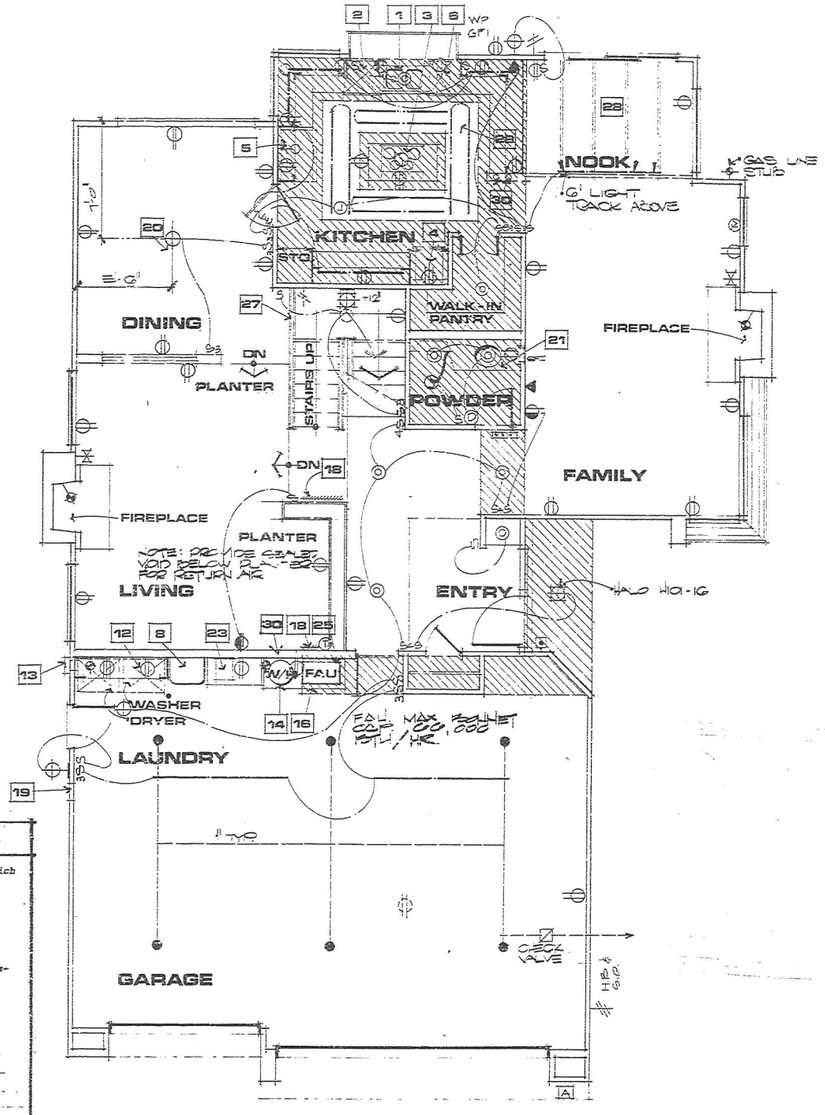
1. 21"x37" dbl. kitchen sinks w/ garbage disposal.
2. Built-in dishwasher w/24" min. space.
3. 30" cook top w/hood and light over. (Vent to outside air.)
4. Provide built-in double oven w/microwave.
5. 39" refrigerator space (plumb. ice maker).
6. Optional trash compactor.
7. 9"x12" stainless steel wet bar sink.
8. Fiber glass utility sink. See Interiors.
9. Ceramic tile Roman tub over hot mopped tiered area. See floor plan for dimensions & ceramic tile wainscot application & applicable details. Provide curtain rod where applicable. Min. 12" deep from top of dam to bottom of tub.
10. Ceramic tile hot mopped shower w/ceramic tile wainscot as per floor plan & details. Provide shatter-proof glass enclosure (3/16 tempered clear plate glass).
11. 32"x60" cast iron tub w/ ceramic wainscot to underside of soffit above.
12. Provide waste & water for washing machine.
13. Dryer vent to outside air (See General Notes).
14. Water heater to be strapped for lateral support if non-rigid water connections are not used.
15. Provide 24" high wood platform for water heater.
16. 24" high platform for FAU & water heater. (3"diameter pipe column required if platform under 24" from floor).
17. Provide 16" high platform for FAU w/return air supply below (min. 200 sq. inches).
18. Return air supply (min. 200 sq. inches opening).
19. Provide 1 sq. inch for each 1000 BTUs under 500 combustion air ventilation within 12" from ceiling.
20. Hanging fixture.
21. Luminous light soffit over pull-man. See Detail.
22. 22"x30" luminous light away. Attic access.
23. Laundry chute w/sheet metal liner.
24. Provide 3" PVC drain-pipe to daylight.
25. All FAU ducts penetrating occupancy separation walls shall be constructed of minimum 26" gauge steel.
26. Termination of all mechanical vents shall comply to Section 906 of the Uniform Building Code.
27. Provide drain for planting area.
28. Skylight above - see plan for model number.
29. Luminous light soffit above - see Detail.
30. Mechanical wall.
31. All smoke detectors shall be interconnected and approved for same by State Fire Marshal.

INSULATION:

WALL = R-13
ROOF = R-22



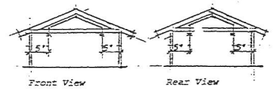
SECOND FLOOR



FIRST FLOOR

NOTES:

1. This minimum standard may be used for sites which have a minimum available pressure of 56.5 PSI at water meter. Contact Irvine Ranch Water District for water pressure data.
2. SPRINKLER HEAD MINIMUM REQUIREMENTS:
   - -7/16" orifice-3.9 K factor, 185 rating-
   - -Upright heads located at top plate line for garages without finished ceiling-
   - -Pendant heads through finished garage ceilings-
3. 1" Minimum Water Meter Required.
4. Pipe and fittings consist of copper tube, minimum weight as required for plumbing installation.



SYMBOLS

Electrical & Mechanical:

- 110 V wall outlet
- 1/2 hot 110 V outlet
- 110 V floor outlet
- Ground fault interrupter
- 220 V outlet
- Switch
- 3 way switch
- Ceiling light
- Flush ceiling light
- Bracket light
- 5 min. air exchange fan
- Chimes
- Doorbell pushbutton
- Telephone jack
- Thermostat
- Smoke detector
- TV outlet
- Plumb. for ice maker
- Jay box
- Hose bibb
- Hose bibb w/shutoff
- Log lighter
- Fuel gas
- Recessed can light
- Check valve
- Vacuum cleaner stub
- Luminous address light
- Return air

TRACT 9355
CANYON CREEK

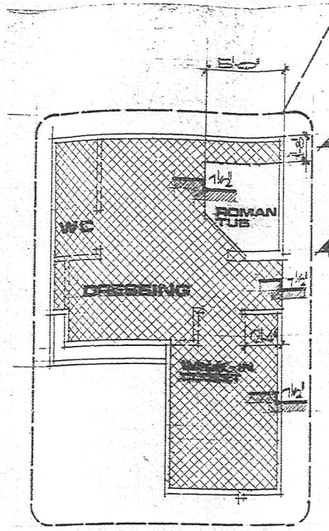
PLUMB., MECH. & ELECTRICAL PLAN PLAN 322

SHEET NUMBER 22

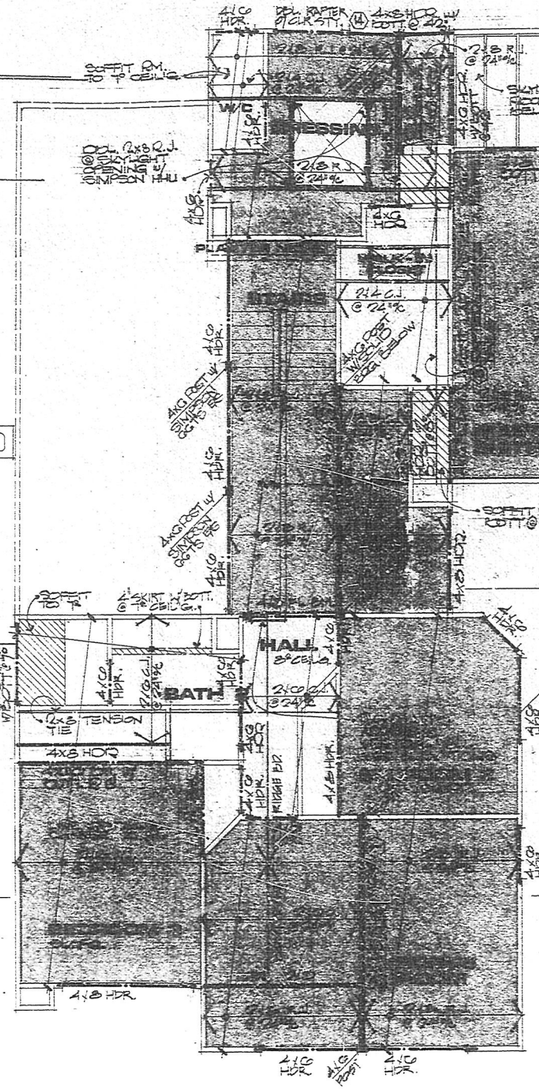
CR DESIGN
2082 BUSINESS CENTER DRIVE
IRVINE, CALIFORNIA 92715
SUITE 245 (714) 833-0747

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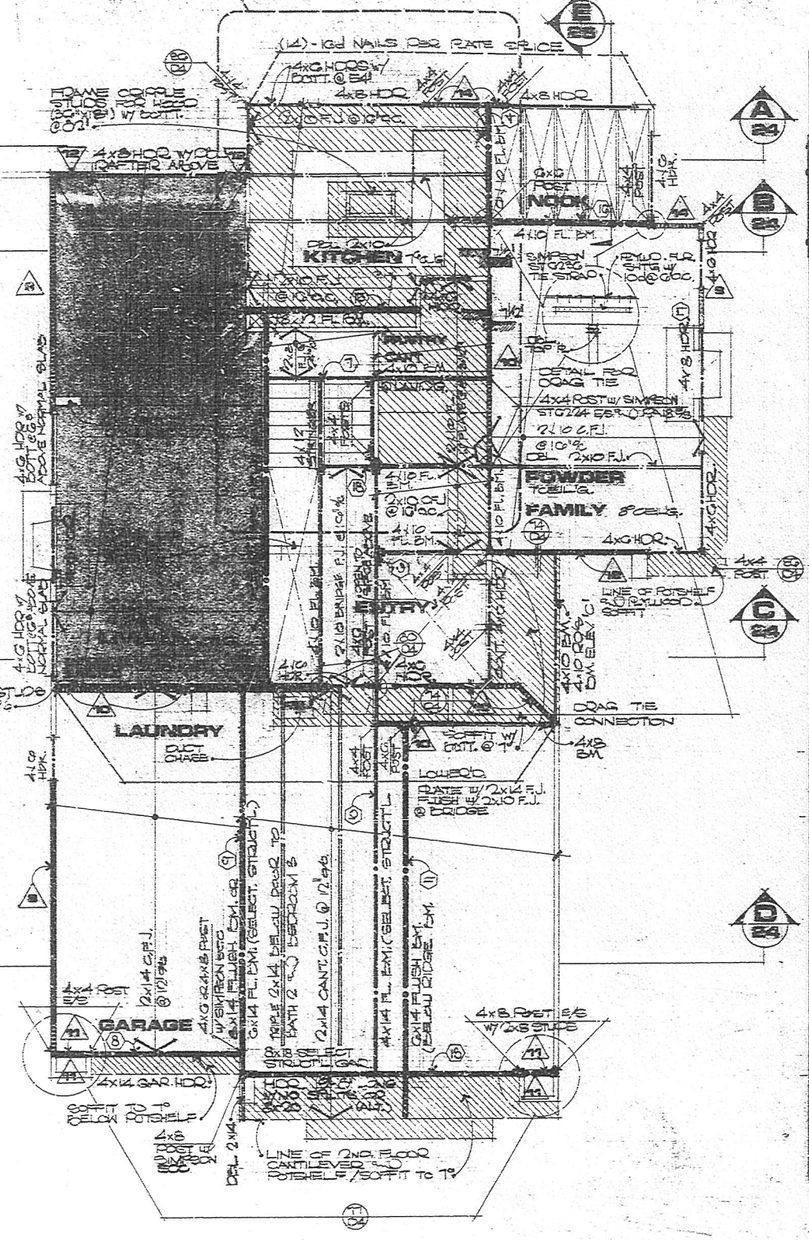
DATE:
JOB NUMBER:
REVISIONS:



RAISED FLOOR ADDENDA



SECOND FLOOR ROOF FRAMING PLAN



FIRST FLOOR ROOF SECOND FLOOR FRAMING PLAN

Note: This framing plan has been drawn to match the exterior elevation "A". The contractor should see the elevation addendas for elevations "B & C" for design changes that may occur. All structural notes and information reflected on basic plan shall apply to all elevations unless noted otherwise.

STRUCTURAL

8	7/8" stucco over paper backed lath w/16 gauge staples at 6" o.c. at top & bottom plates, edge of shear wall and on field (ICBO Report No. 1924, May 1972) or (ICBO Report No. 1338, Feb. 1973)	1808#/1
10	3/8" Structural II Plywood with 8d nails @ 6" o.c. at edges & 12" o.c. field (Table 25N UBC)	2608#/1
11	3/8" Structural II Plywood with 8d nails @ 4" o.c. at edges & 12" o.c. field (Table 25N UBC)	3808#/1
12	3/8" Structural II Plywood with 8d nails @ 2½" o.c. at edges & 12" o.c. field (Table 25N UBC)	5708#/1
13	¾" Structural I Plywood with 8d nails @ 2" o.c. at edges & 12" o.c. field	7838#/1

1. All "TEC" Plywood to be glued to floor member & applied w/ring shank nails or screws (approved by Heister Co.) within 6 hrs. of application.
2. All "TEC" Plywood to be blocked @ all butt edges.
3. All 2x joists, or rafters to be No. 2 grade WCDF.
4. All 4x & greater beams and headers to be No. 1.
5. See General Notes sheet No. GN for Nail Schedule, & all other carpentry requirements.

SYMBOLS

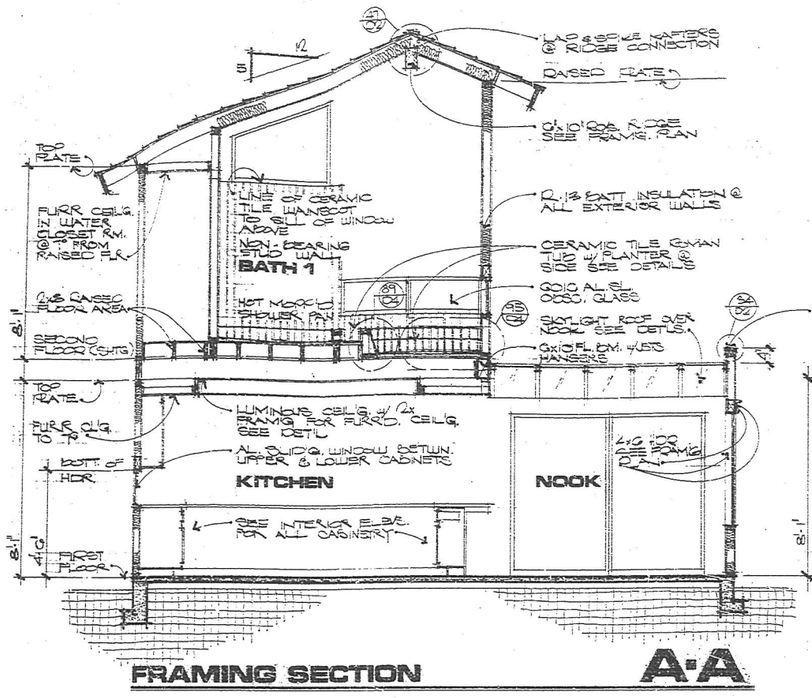
Sloping Ceiling
Furred Soffit
Built-up floor
Shear Panel
Structural calc Beam Reference

TRACT 9355
CANYON CREEK
57s

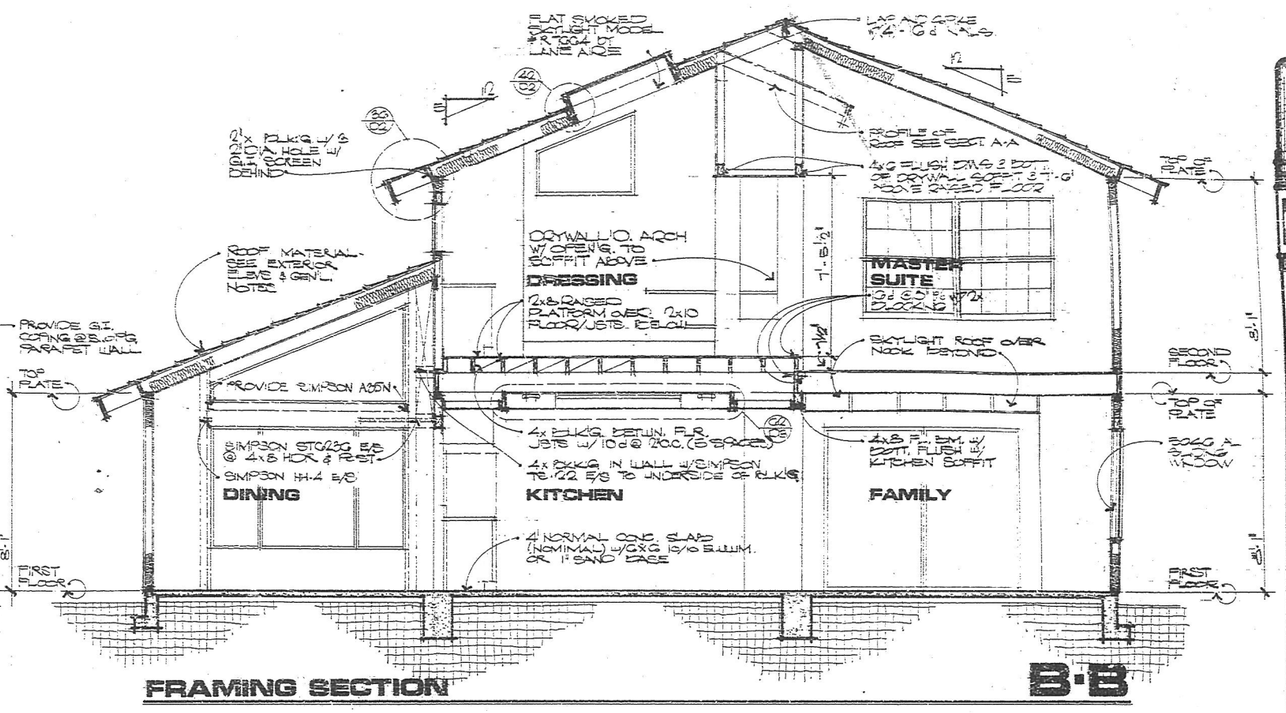
CR DESIGN
TOWNE BUSINESS CENTER, DRIVE
IRVINE, CALIFORNIA 92715
(714) 854-3777

SHEET NUMBER 25

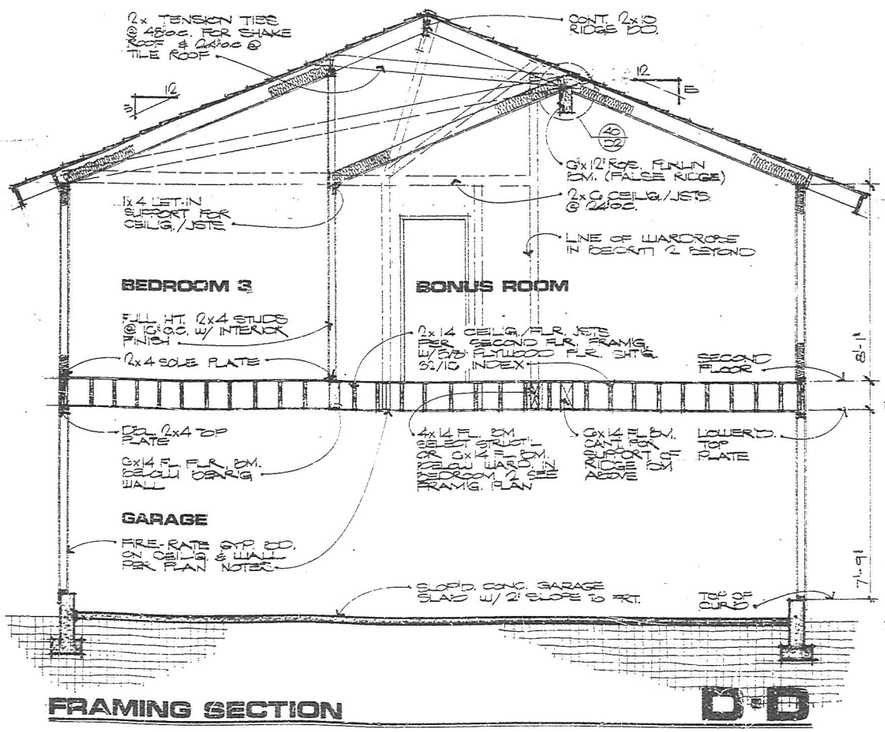
FRAMING PLANS PLAN 322



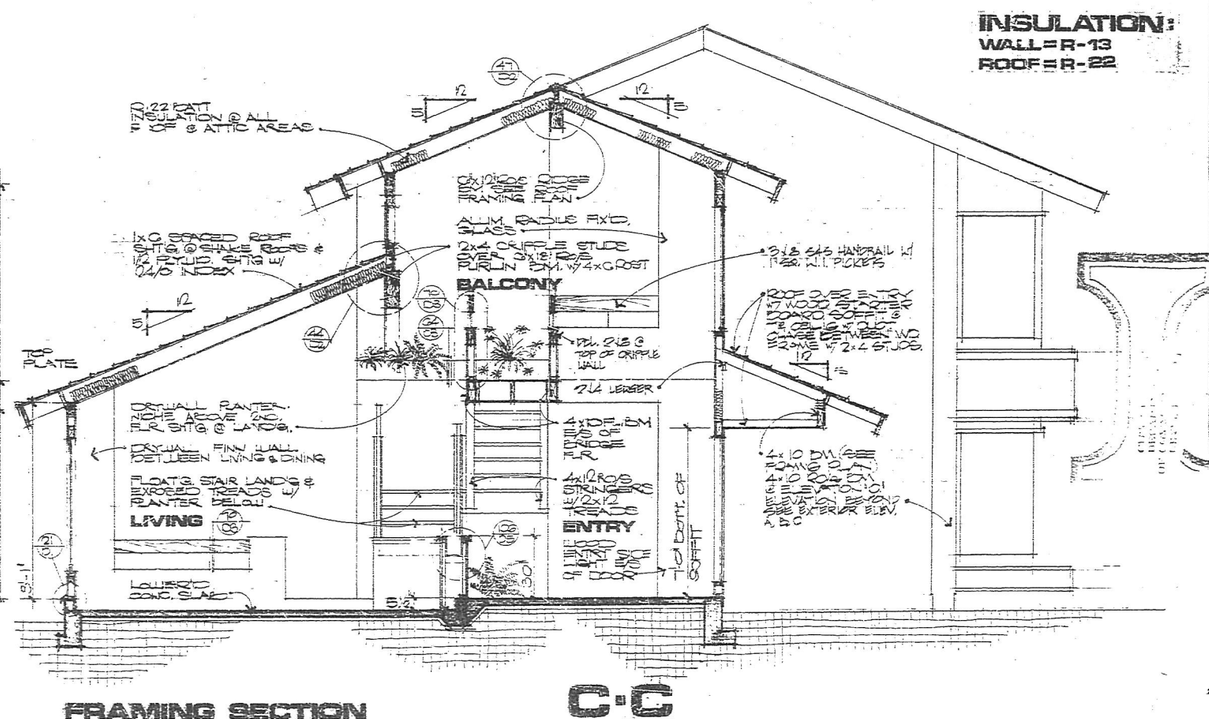
FRAMING SECTION **A·A**



FRAMING SECTION **B·B**



FRAMING SECTION **D·D**



FRAMING SECTION **C·C**

INSULATION:
WALL = R-13
ROOF = R-22

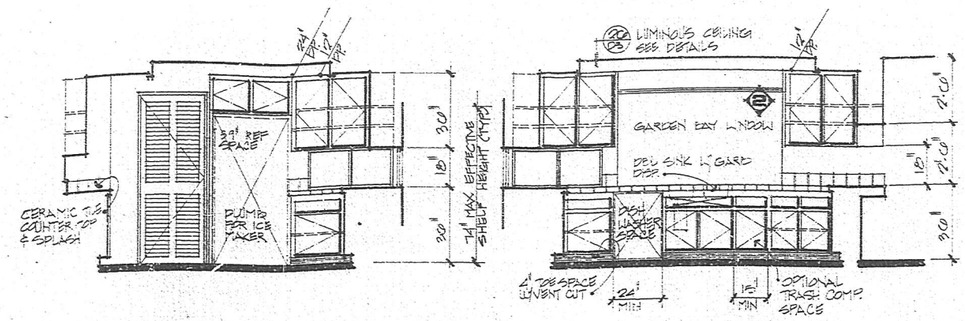
CR DESIGN
LOWE PLANNING CENTER, DRIVE
IRVINE, CALIFORNIA 92715
(714) 261-5775

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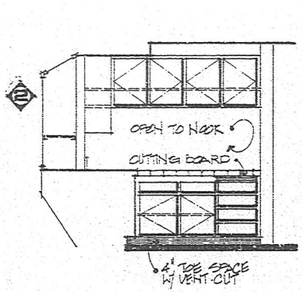
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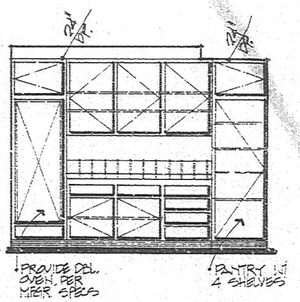
TRACT 9355
CANYON CREEK

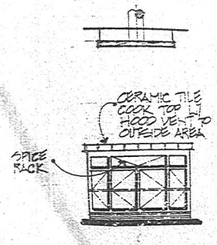
FRAM'G SECT'NS PLAN **322**

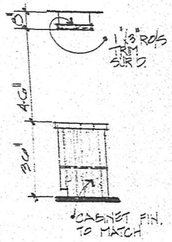


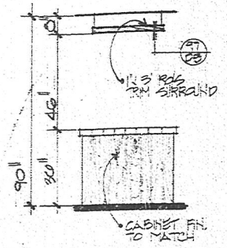
KITCHEN



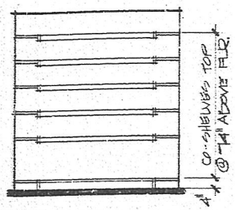




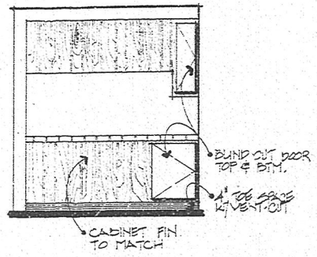




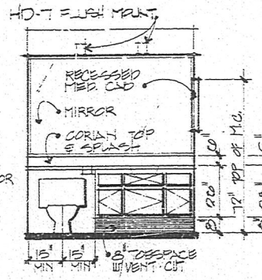
KITCHEN



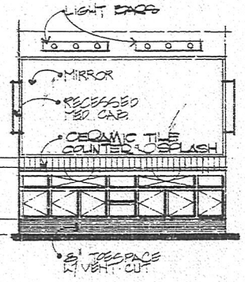
PANTRY

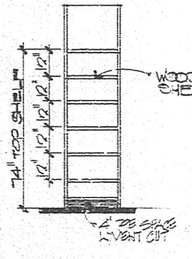


KITCHEN BAR



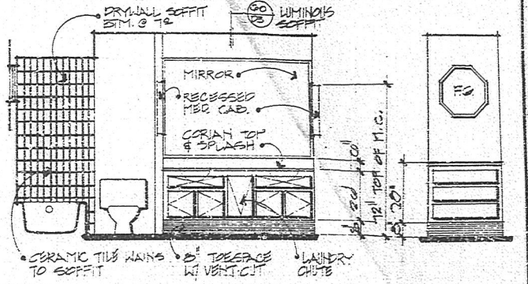
POWDER





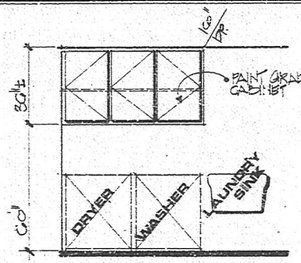
DRESSING

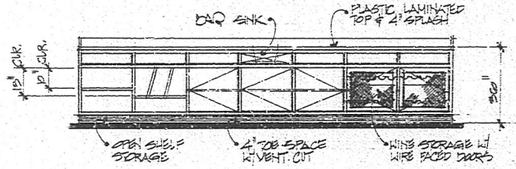
WALK-IN CLOSET STO.
WALK-IN LINEN SIM



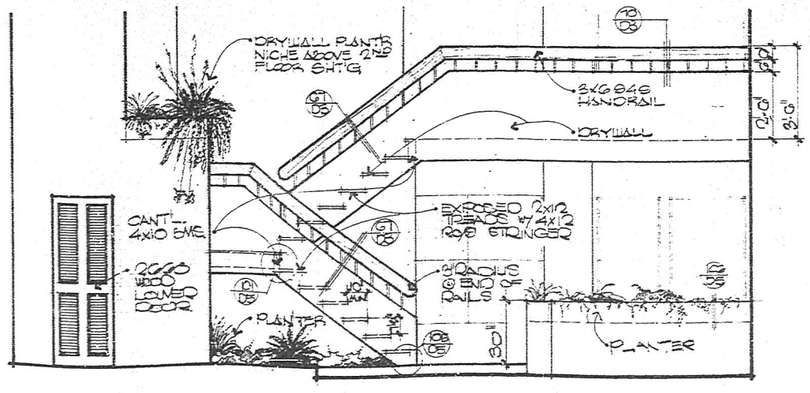
BATH 2

DRESSING





WET BAR OPTIONAL

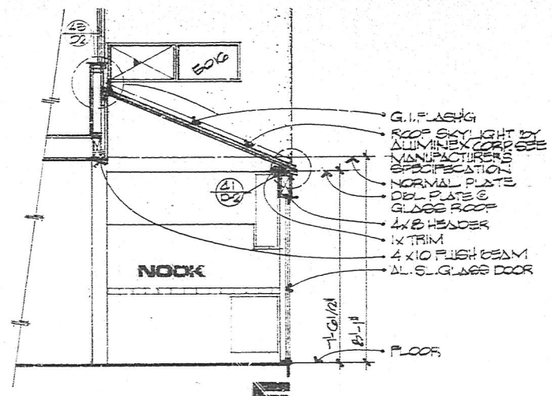


STAIR ELEVATION

FIREPLACE

FIREPLACE

FIREPLACE



SECTION

SERVICE

INTERIOR ELEVATIONS

SCALE: 3/8"-1'-0"

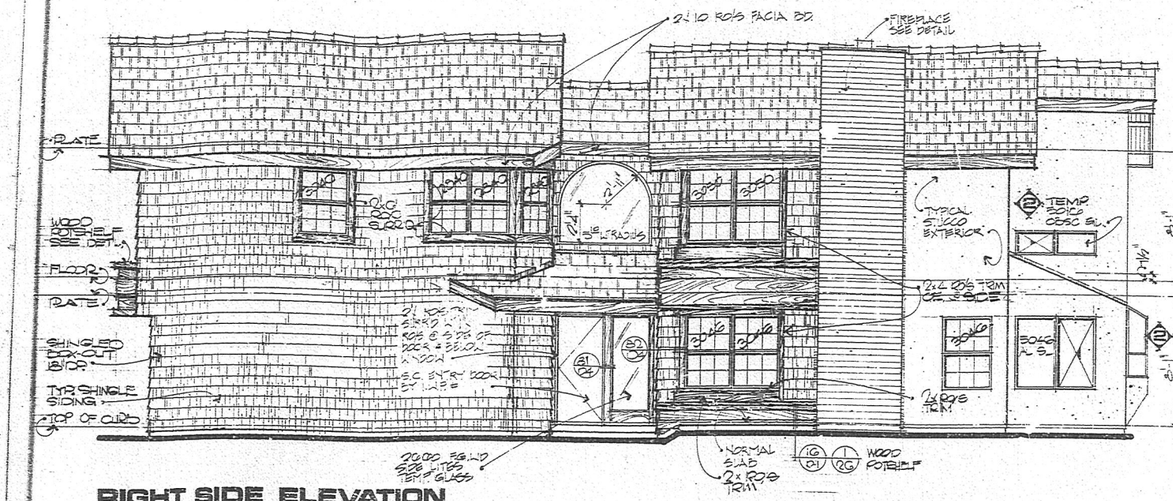
INT. ELEV. PLAN 322

SHEET NUMBER 25

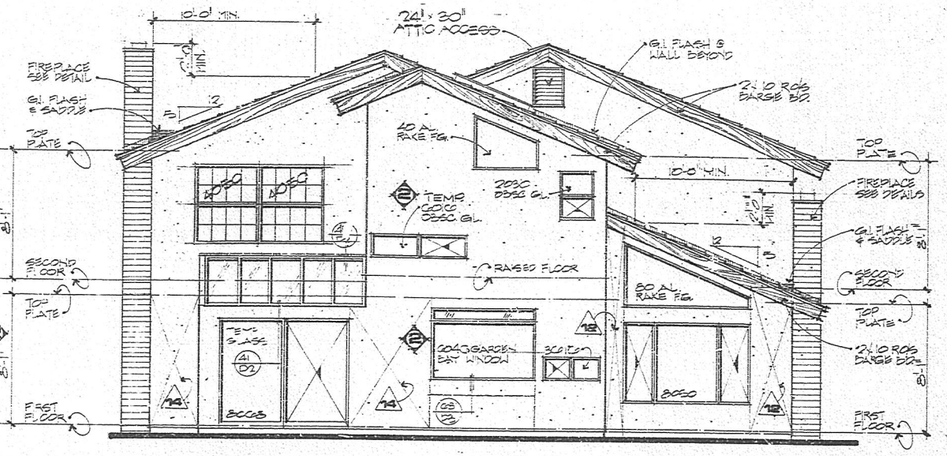
TRACT 9355

CR DESIGN
2009 EVANNES COVE DRIVE
IRVINE, CA 92715
(714) 857-0777

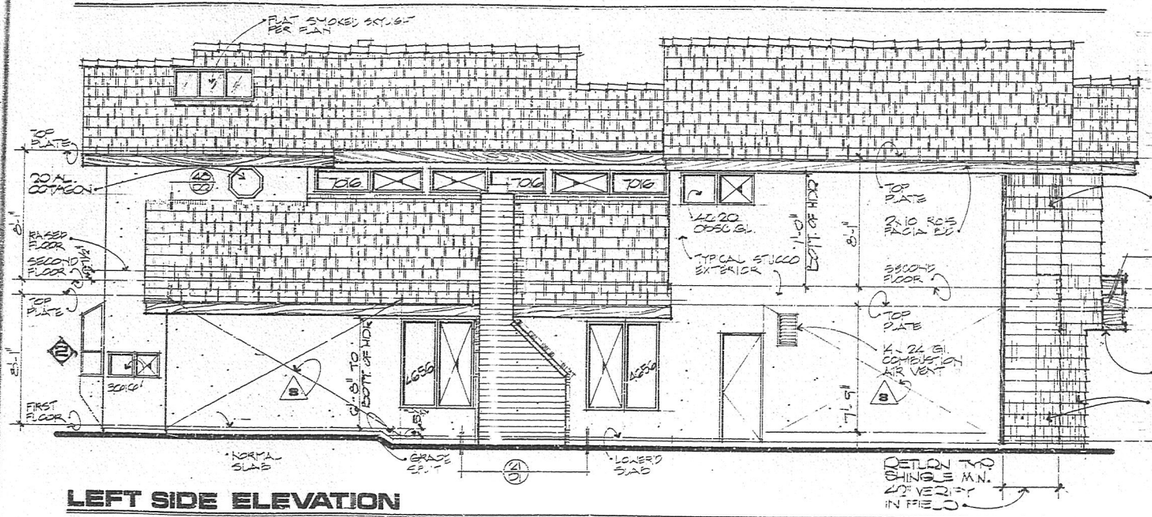
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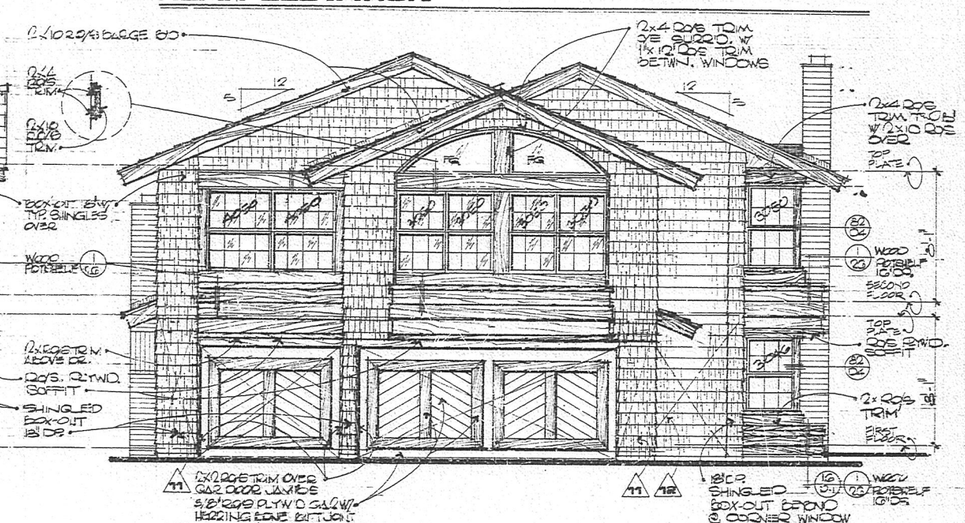
RIGHT SIDE ELEVATION



REAR ELEVATION

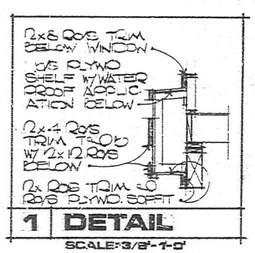


LEFT SIDE ELEVATION



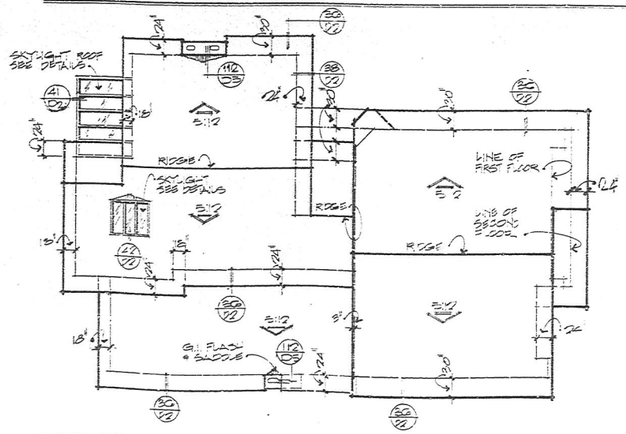
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



1 DETAIL

SCALE: 3/8" = 1'-0"



ROOF PLAN

STRUCTURAL NOTES

8	7/8" stucco over paper backed lath w/16 gauge staples at 6" o.c. at top & bottom plates, edge of shear wall and on field (ICBO Report No. 1823, May 1972) or (ICBO Report No. 1318, Feb. 1973)	180#/1
10	3/8" Structural II Plywood with 8d nails @ 6" o.c. at edges & 12" o.c. field (Table 25M UBC)	260#/1
11	3/8" Structural II Plywood with 8d nails @ 4" o.c. at edges & 12" o.c. field (Table 25M UBC)	380#/1
12	3/8" Structural II Plywood with 8d nails @ 2½" o.c. at edges & 12" o.c. field (Table 25M UBC)	570#/1
14	½" Structural I Plywood with 8d nails @ 2" o.c. at edges & 12" o.c. field	783#/1

ELEV. NOTES

1. All exterior stucco to be light texture finish. (Spanish or heavy texture not acceptable.)
2. Exterior facias & barges to be ro/s.
3. Exposed exterior trim & beams to be ro/s on four sides.
4. See structural notes for shear panels indicated w/dash line on exterior elevations.
5. Typical siding to be: cedar wood shingles over space sheathing (1"x4") w/15 lbs. felt interlayment. All corners to be laced.

TRACT 9355

CANYON CREEK

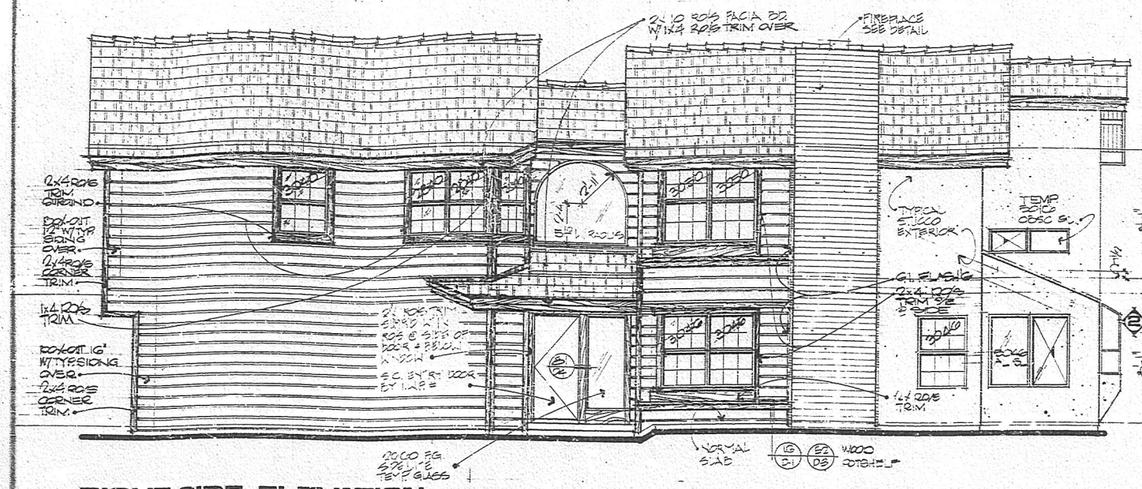
EXT. ELEVATION A PLAN 322

SHEET NUMBER 26

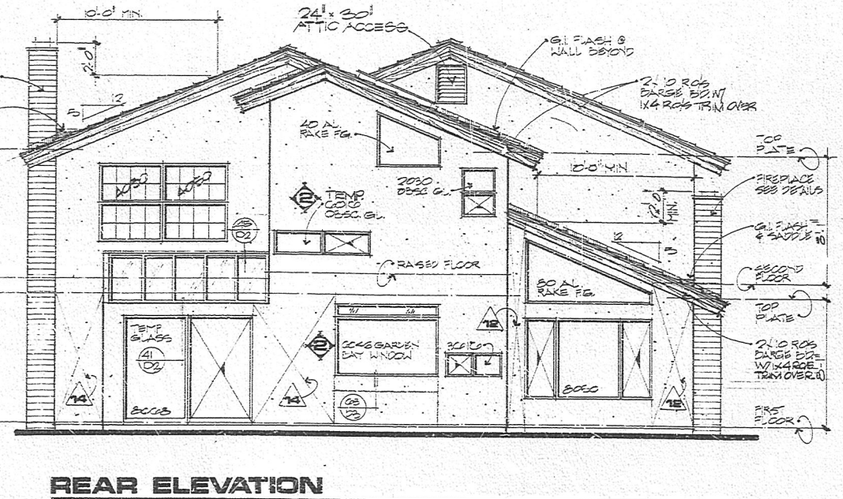
CR DESIGN
DOUG BUSINESS CENTER DRIVE
IRVINE, CALIFORNIA 92715
(714) 752-0775

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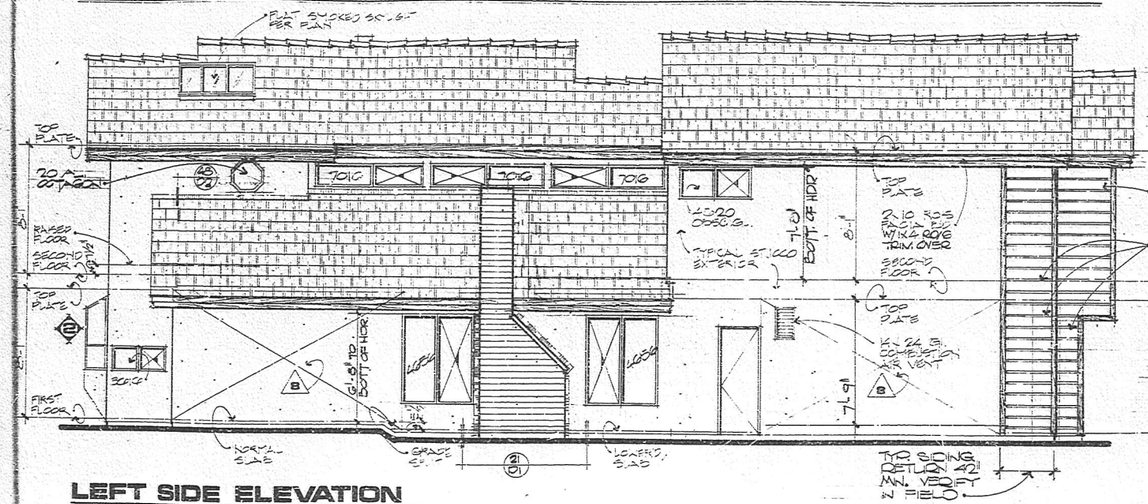
Canyon Creek



RIGHT SIDE ELEVATION



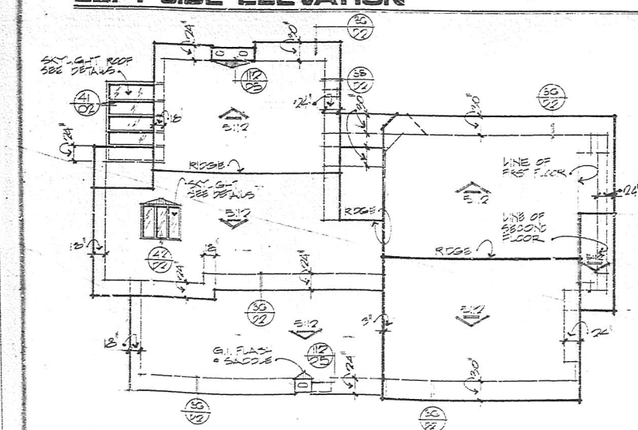
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



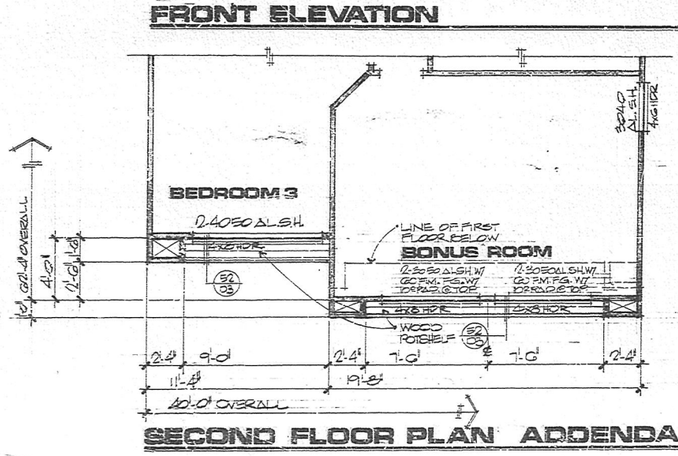
ROOF PLAN

STRUCTURAL NOTES

8	7/8" stucco over paper backed lath w/16 gauge staples at 6" o.c. at top & bottom plates, edge of shear wall and on field (ICBO Report No. 1823, May 1972) or (ICBO Report No. 1318, Feb. 1973)	180#/1
10	3/8" Structural II Plywood with 8d nails @ 6" o.c. at edges & 12" o.c. field (Table 25M UBC)	260#/1
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12	3/8" Structural II Plywood with 8d nails @ 2½" o.c. at edges & 12" o.c. field (Table 25M UBC)	570#/1
14	½" Structural I Plywood with 8d nails @ 2" o.c. at edges & 12" o.c. field	783#/1

ELEV. NOTES

1. All exterior stucco to be light texture finish. (Spanish or heavy texture not acceptable.)
2. Exterior fascias & barges to be ro/s.
3. Exposed exterior trim & beams to be ro/s on four sides.
4. See structural notes for sheer panels indicated w/dash line on exterior elevations.
5. Typical siding to be: 1"x8" ro/s shiplap w/radius joint. See detail w/1"x4" ro/s corner trim.
6. Provide built-up 2"x10" facia w/1"x4" ro/s trim over.



SECOND FLOOR PLAN ADDENDA SCALE: 1/4"-1'-0"

TRACT 9355

CANYON CREEK

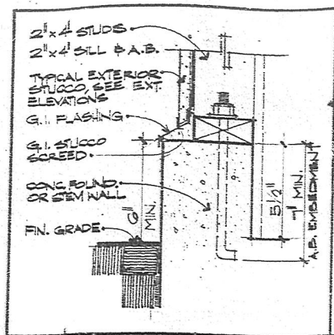
EXT. ELEVATION B PLAN 322

SHEET NUMBER 27

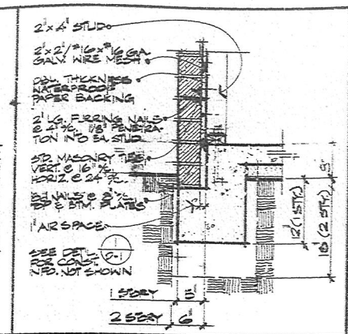
CR DESIGN
2055 BUSINESS CENTER DRIVE
IRVINE, CALIFORNIA 92715
SUITE 245 (714) 752-0717

DATE
JOB NUMBER
DRAWN BY
REVISIONS

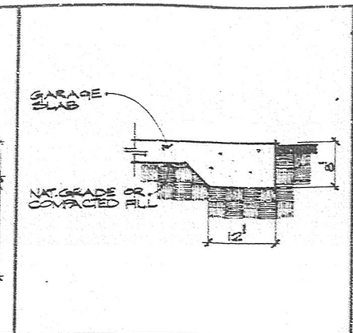
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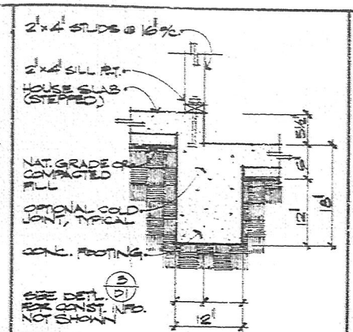
21 STUCCO SCREED 3" = 1'-0"



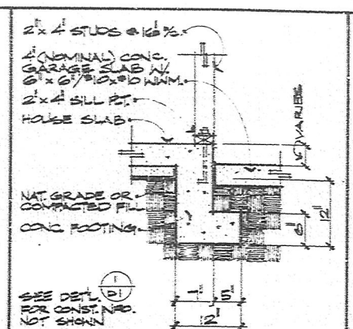
17 BRICK VENEER 1" = 1'-0"



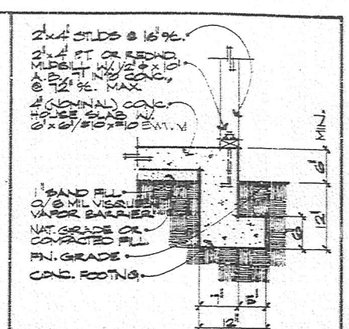
13 CONC. APRON 1" = 1'-0"



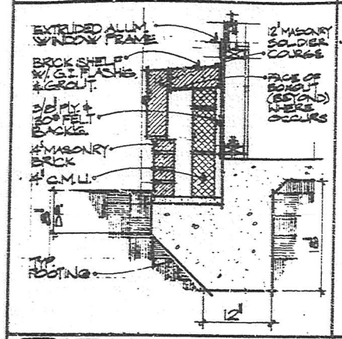
9 STEPPED SLAB @ FTG. ONE-STORY 1" = 1'-0"



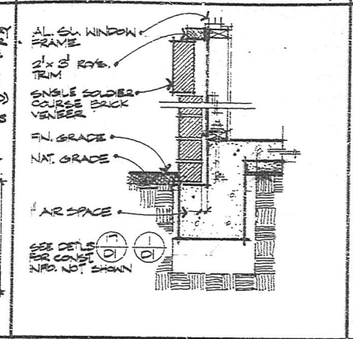
5 HOUSE TO GARAGE ONE-STORY 1" = 1'-0"



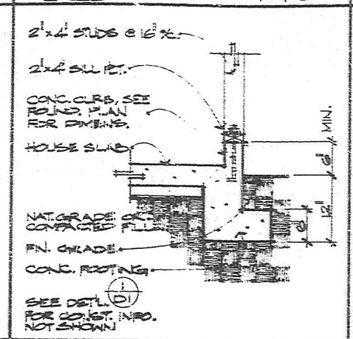
1 EXTERIOR FOOTING ONE-STORY 1" = 1'-0"



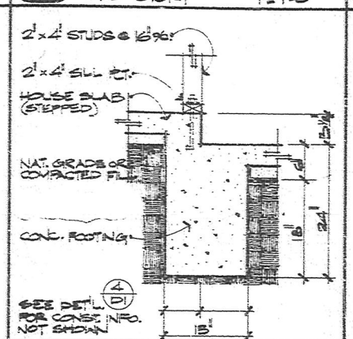
22 BRICK POTSHELF 1" = 1'-0"



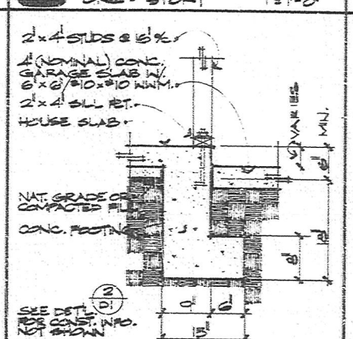
18 BRICK VENEER BELOW WDW. 1" = 1'-0"



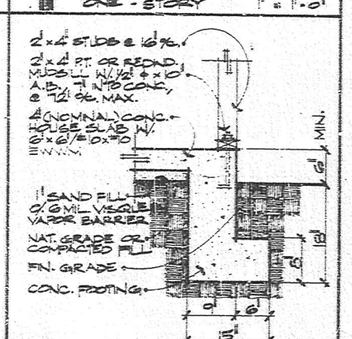
14 CONC. CURB @ DROPP'D HOUSE SLAB 1" = 1'-0"



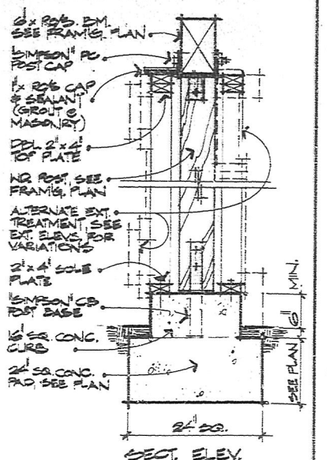
10 STEPPED SLAB @ FTG. TWO-STORY 1" = 1'-0"



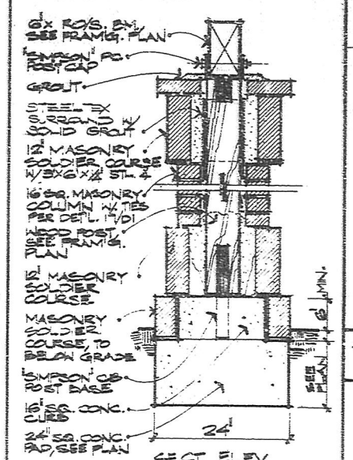
6 HOUSE TO GARAGE TWO-STORY 1" = 1'-0"



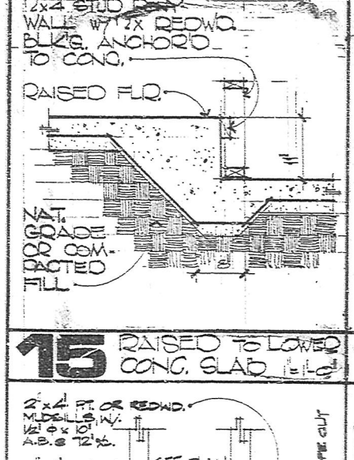
2 EXTERIOR FOOTING TWO-STORY 1" = 1'-0"



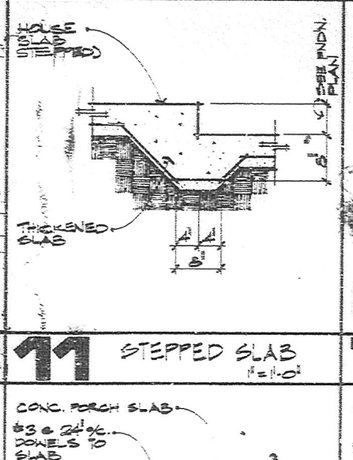
24 WOOD FRAMD. COLUMN 1" = 1'-0"



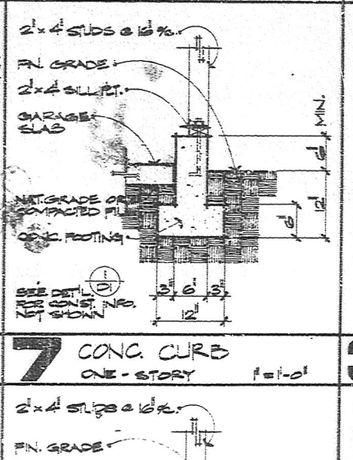
20 MASONRY COLUMN 1" = 1'-0"



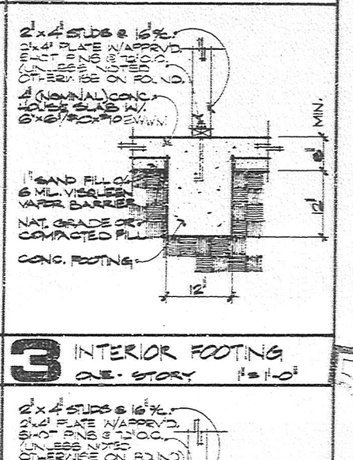
15 RAISED TO LOWER CONC. SLAB 1" = 1'-0"



11 STEPPED SLAB 1" = 1'-0"



7 CONC. CURB ONE-STORY 1" = 1'-0"



3 INTERIOR FOOTING ONE-STORY 1" = 1'-0"

19 BRICK VENEER 1" = 1'-0"

16 FTG. @ POTSHELF 30X-OUT 1" = 1'-0"

12 EXT. FTG. TO PORCH 1" = 1'-0"

8 CONC. CURB TWO-STORY 1" = 1'-0"

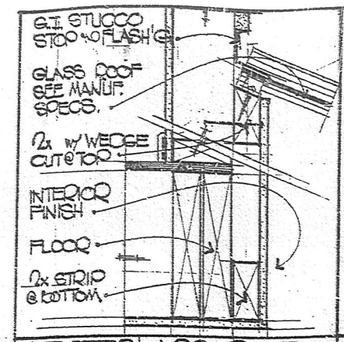
4 INTERIOR FOOTING TWO-STORY 1" = 1'-0"

CR DESIGN

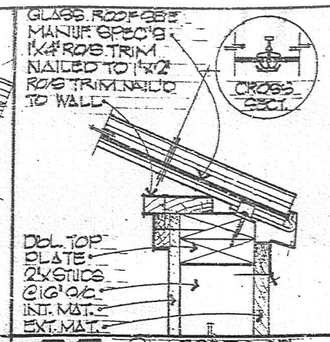
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SHEET NUMBER
D-1
FOUNDATION

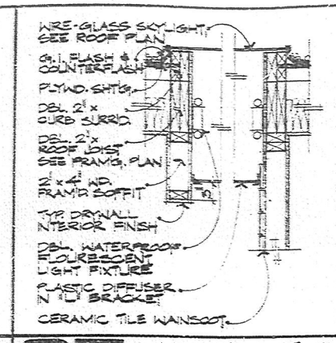
TRACT 9355



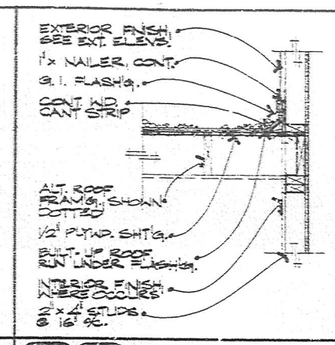
45 GLASS ROOF @ WALL 3/4"=1'-0"



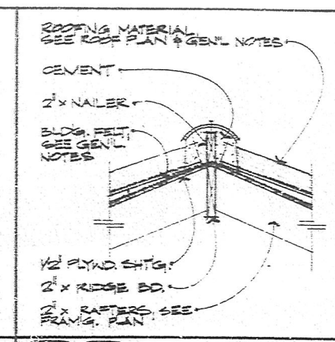
41 GLASS ROOF 3/4"=1'-0"



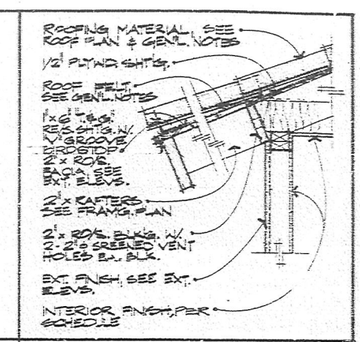
37 SKYLIGHT LIGHTWELL 1"=1'-0"



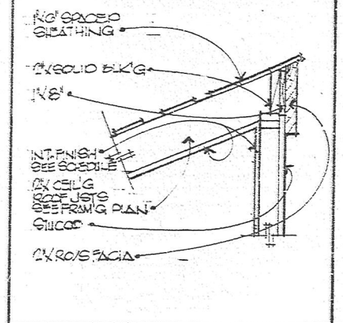
33 FLAT ROOF TO WALL 1"=1'-0"



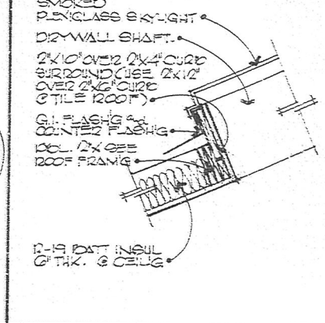
29 TYP. RIDGE W/ TILE 1"=1'-0"



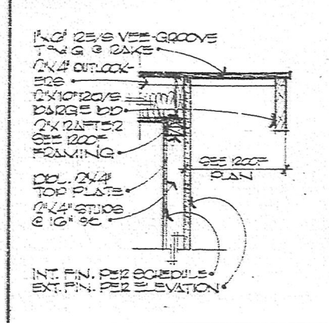
25 TYP. EAVE 1"=1'-0"



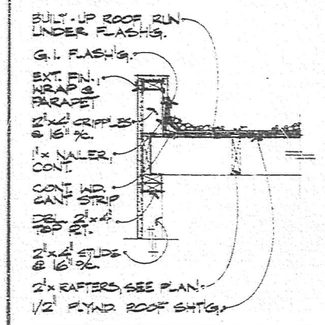
46 FLUSH EAVE 1"=1'-0"



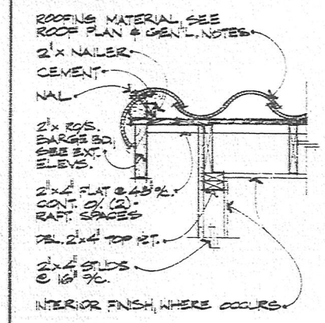
42 TYP. SKYLIGHT 1"=1'-0"



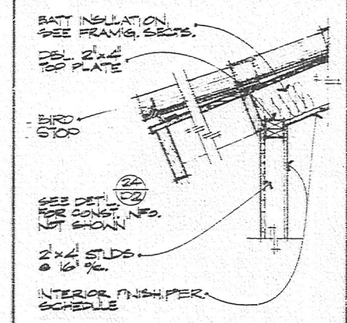
38 TYP. RAKE 1"=1'-0"



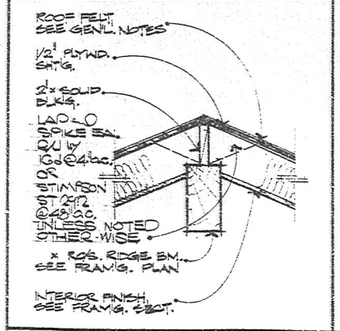
34 PARAPET WALL 1"=1'-0"



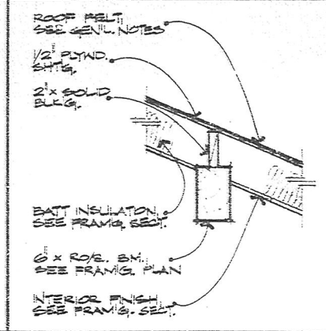
30 TYP. RAKE 1"=1'-0"



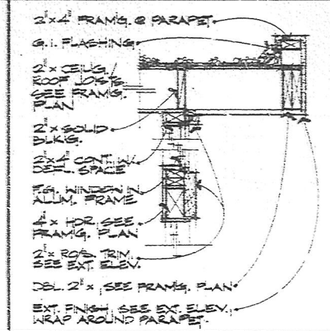
26 EAVE @ SLOPG. CLG. 1"=1'-0"



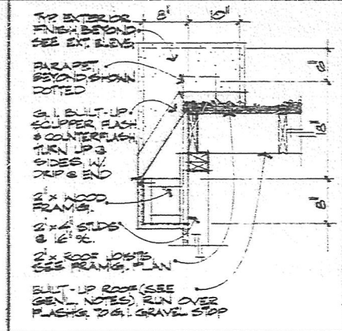
47 RIDGE BEAM 1"=1'-0"



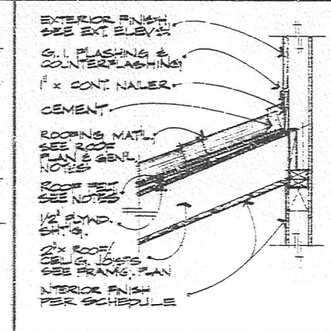
43 PURLIN SEAM 1"=1'-0"



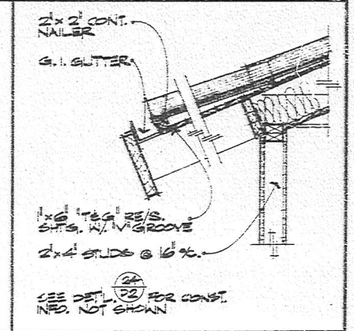
39 PARTIAL SECTION 1"=1'-0"



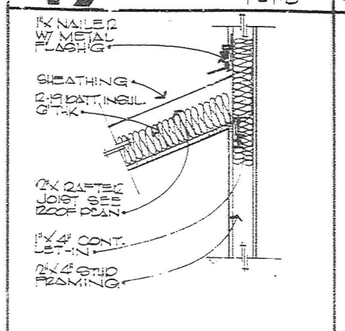
35 SCUPPER DETAIL 1"=1'-0"



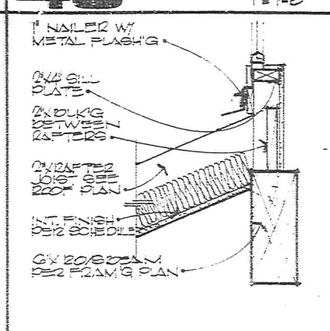
31 ROOF TO WALL 1"=1'-0"



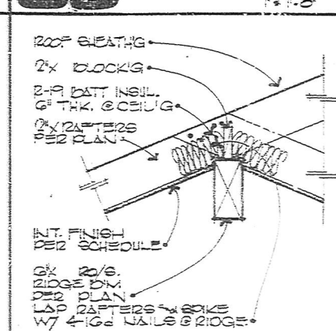
27 EAVE W/ GUTTER 1"=1'-0"



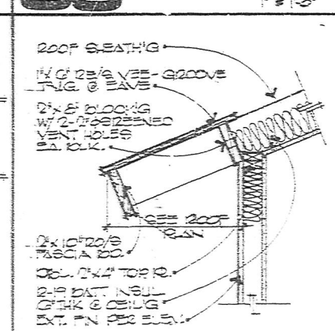
48 ROOF TO WALL 1"=1'-0"



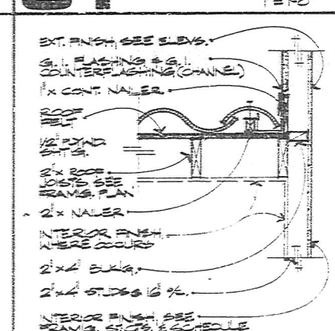
44 ROOF TO WALL 1"=1'-0"



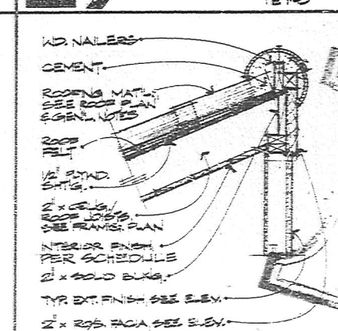
40 FALSE RIDGE BEAM 1"=1'-0"



36 TYP. EAVE 1"=1'-0"



32 ROOF TO WALL 1"=1'-0"



28 FLUSH EAVE 1"=1'-0"

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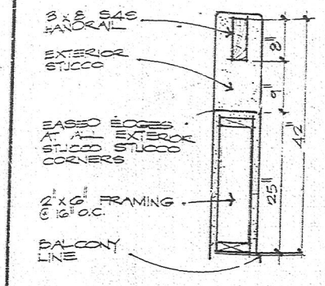
CRAIG RANDALL DESIGN
ARCHITECTURE
PLANNING
INTERIORS
3111 CAMINO DEL RIO NORTH
SUITE 400
SAN DIEGO, CA 92108
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Cannon Creek

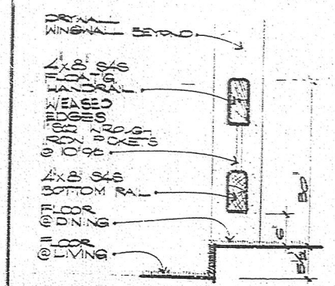
SHEET NUMBER

D-2

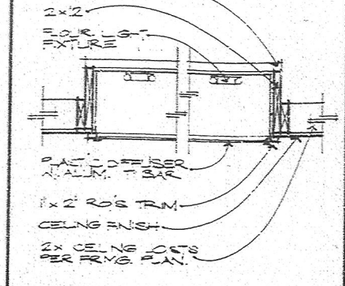
TRACT 9855



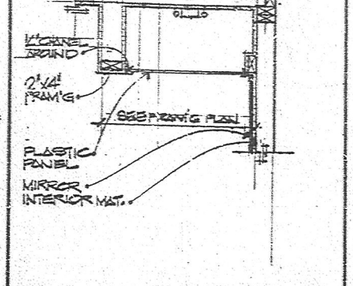
69 DECK HANDRAIL SC: 1" = 1'-0"



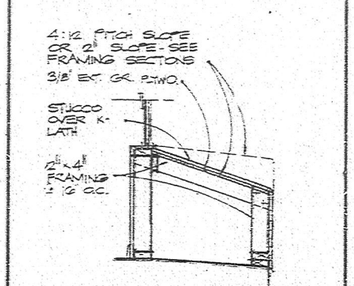
65 INTERIOR HANDRAIL SC: 1" = 1'-0"



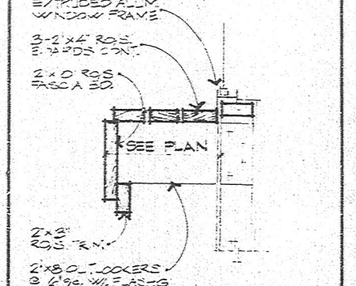
61 LUMINOUS CEILING SC: 1" = 1'-0"



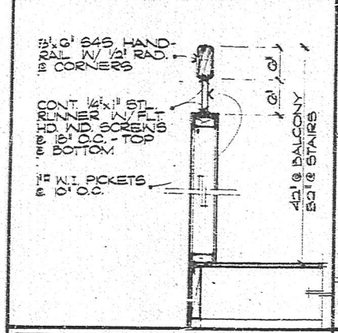
57 LUMINOUS SOFFIT SC: 1" = 1'-0"



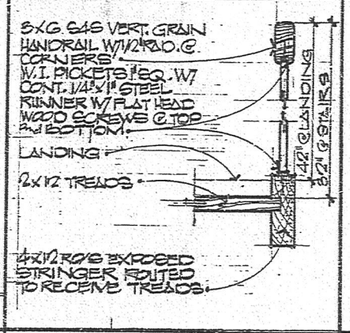
53 STUCCO POTSHELF SC: 3/4" = 1'-0"



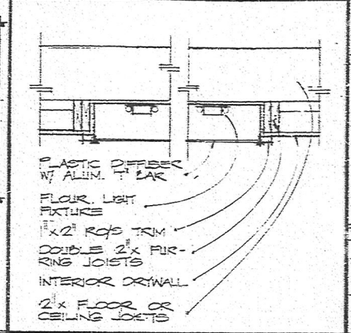
49 WOOD POTSHELF SC: 1½" = 1'-0"



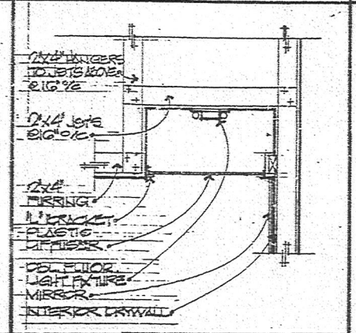
70 HANDRAIL SC: 1" = 1'-0"



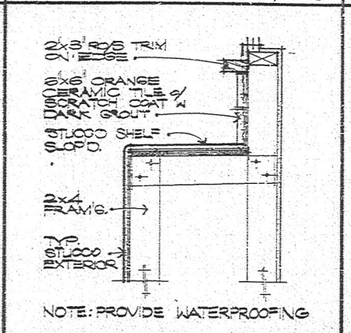
66 WROUGHT IRON HANDRAIL SC: 1" = 1'-0"



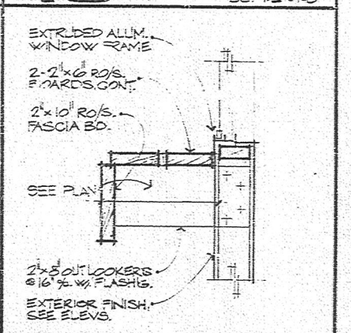
62 LUMINOUS CEILING SC: 1" = 1'-0"



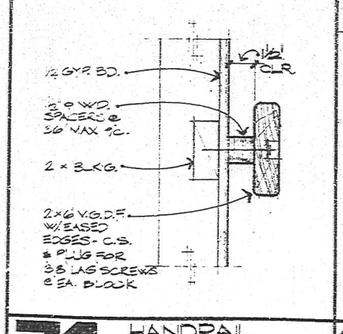
58 LUMINOUS SOFFIT SC: 1" = 1'-0"



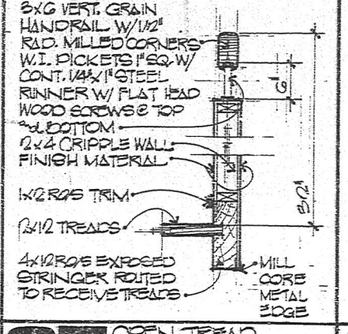
54 CERAMIC TILE @ POTSHELF SC: 1½" = 1'-0"



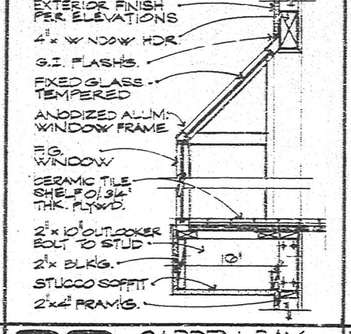
50 WOOD POTSHELF SC: 1½" = 1'-0"



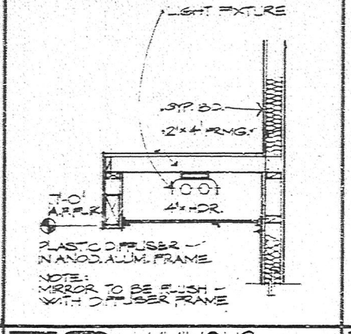
71 HANDRAIL SC: 3" = 1'-0"



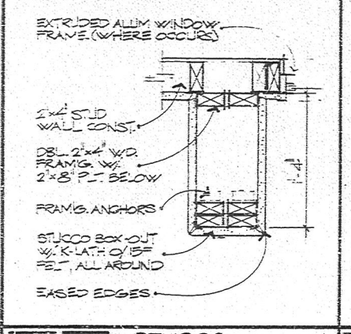
67 OPEN TREAD STAIR 1" = 1'-0"



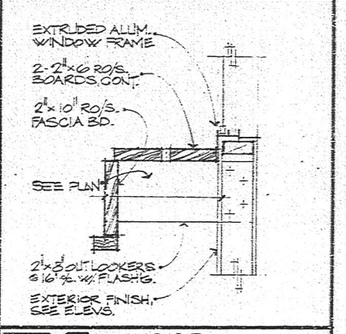
63 GARDEN BAY WINDOW



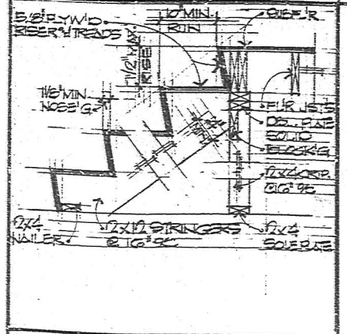
59 LUMINOUS FLOATING SOFFIT SC: ¾" = 1'-0"



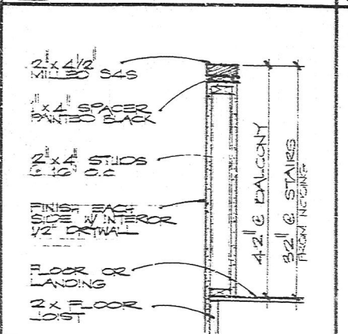
55 STUCCO BOX-OUT SC: 1½" = 1'-0"



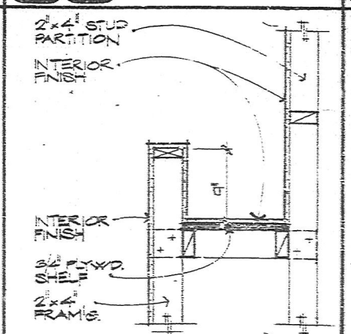
51 WOOD POTSHELF SC: 1½" = 1'-0"



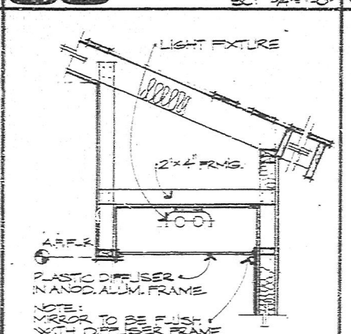
72 TYP. STAIR SC: 1" = 1'-0"



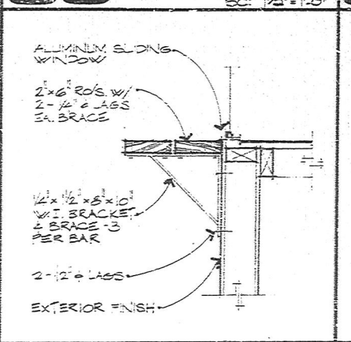
68 HANDRAIL SC: 1" = 1'-0"



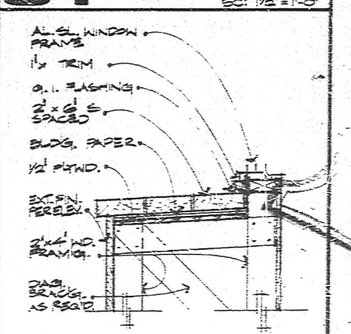
64 PLANTER NICHE SC: 1½" = 1'-0"



60 LUMINOUS SOFFIT SC: ¾" = 1'-0"



56 PASS-THRU @ KITCHEN SC: 1½" = 1'-0"



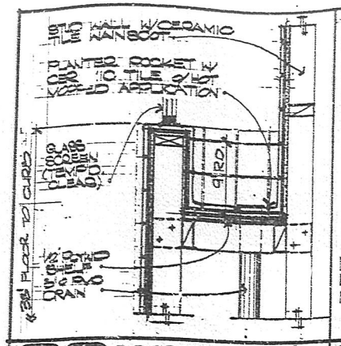
52 1HR. WATERPROOFED POTSHELF SC: 1½" = 1'-0"

TRACT 9355

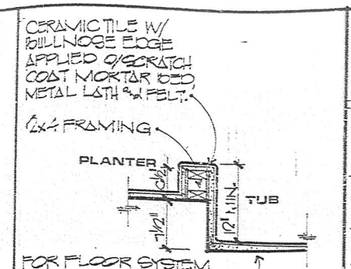
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DAVIS, CALIFORNIA 95616
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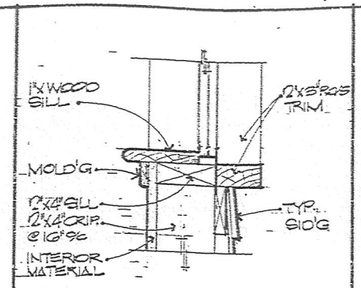
SHEET NUMBER
D-3
ARCH. & MISC



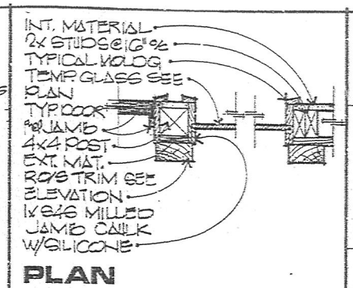
93 CERAMIC TILE PLANTER SC: 1½"=1'-0"



89 TUB TO PLANTER 1½"=1'-0"

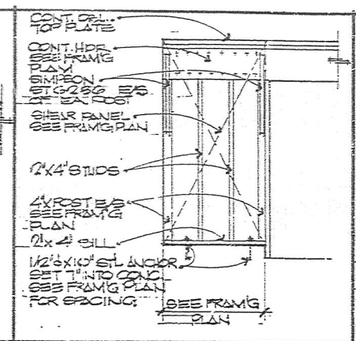


85 WINDO. SILL 3"=1'-0"

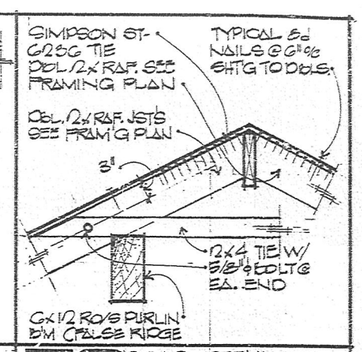


PLAN

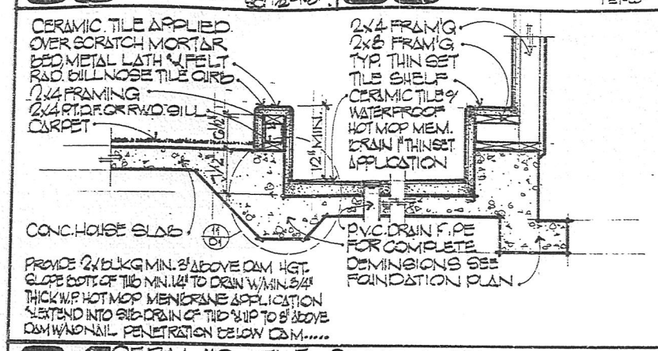
81 WINDOW JAMB 1½"=1'-0"



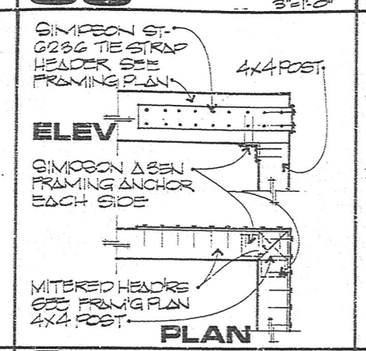
77 SHEAR PANEL 1"=1'-0"



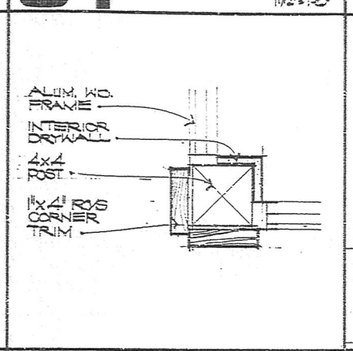
73 DRAG DETAIL 1"=1'-0"



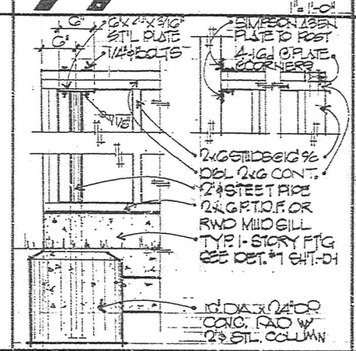
94 CERAMIC TILE SUNKEN TUB CONC. SLAB 1"=1'-0"



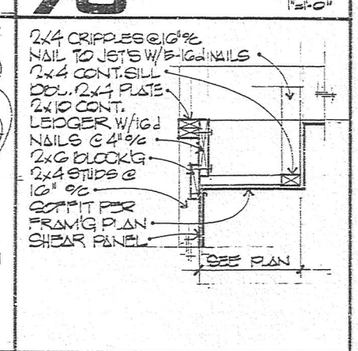
86 CORNER POST & HDR SC: 1½"=1'-0"



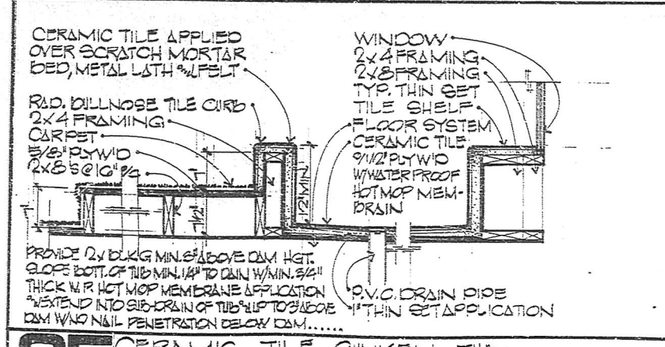
82 CORNER TRIM SC: 3"=1'-0"



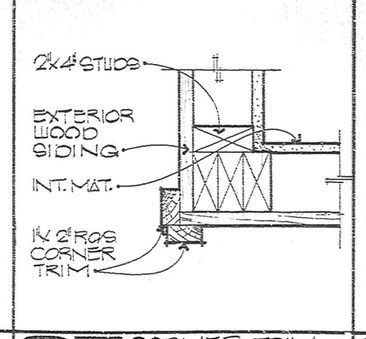
78 PRIVACY WALL 1"=1'-0"



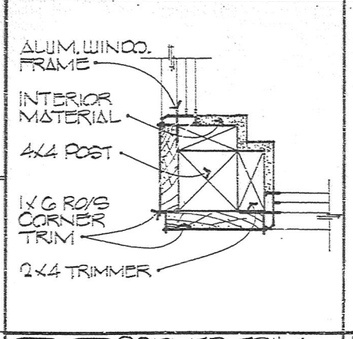
74 SHEAR TRANSFER 1"=1'-0"



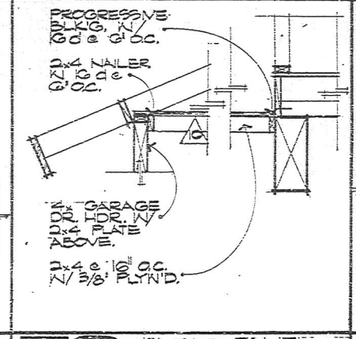
95 CERAMIC TILE SUNKEN TUB 1"=1'-0"



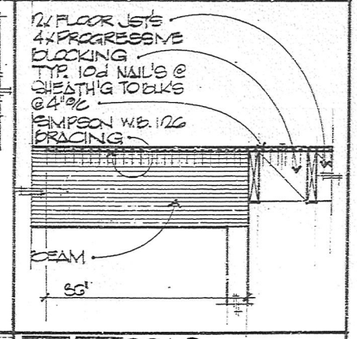
87 CORNER TRIM 3"=1'-0"



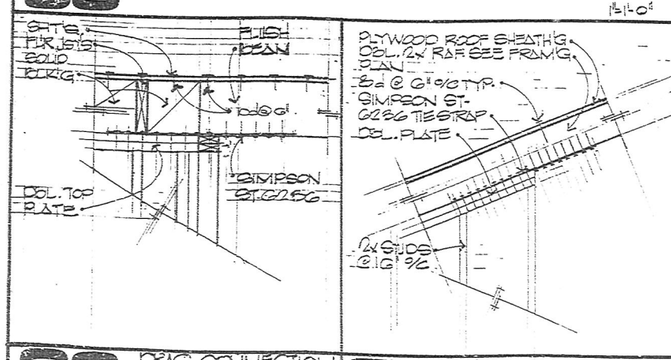
83 CORNER TRIM 3"=1'-0"



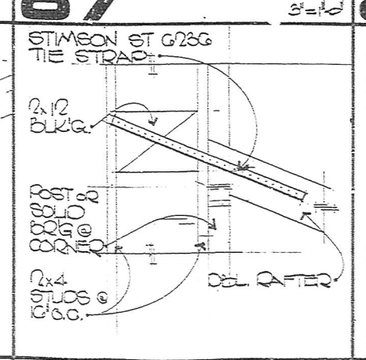
79 SHEAR PANEL @ GARAGE SC: 3/4"=1'-0"



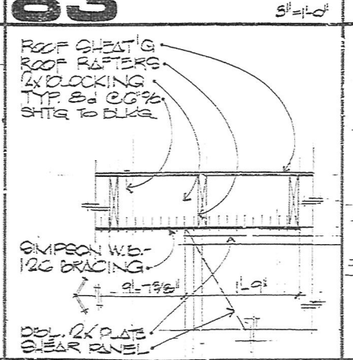
75 DRAG CONNECTION 1"=1'-0"



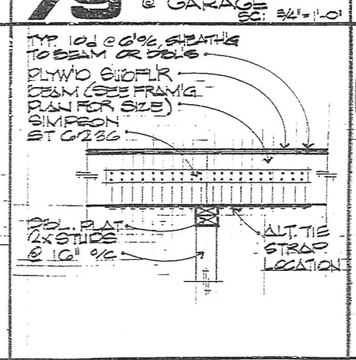
96 DRAG CONNECTION 1"=1'-0"



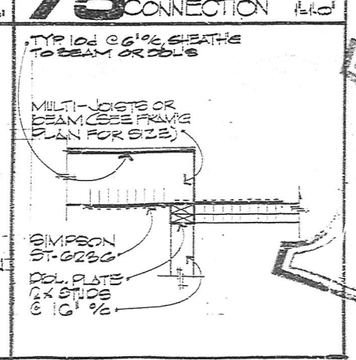
92 SHEAR TRANSFER 3/4"=1'-0"



88 DRAG CONNECTION 1"=1'-0"



84 DRAG CONNECTION 1"=1'-0"



80 DRAG CONNECTION 1"=1'-0"

76 DRAG CONNECTION 1"=1'-0"

TRACT 9355

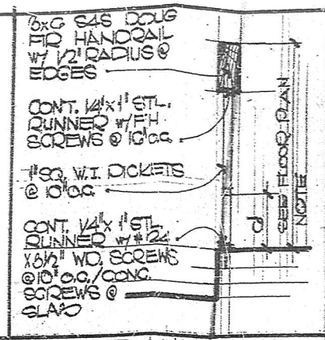
CR DESIGN
IRVINE, CALIFORNIA 92715
SUITE 945 (714) 857-0175

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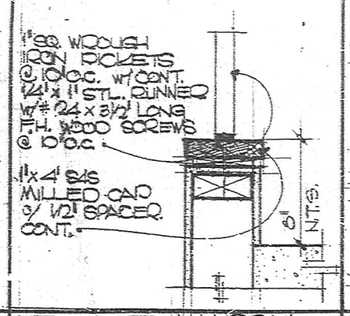
DATE
JOB NUMBER
DRAWN BY
REVISIONS

Grant Park

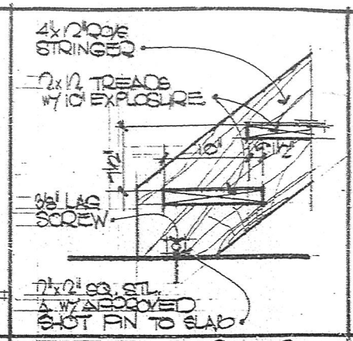
SHEET NUMBER
D-4
ARCH. & MISC



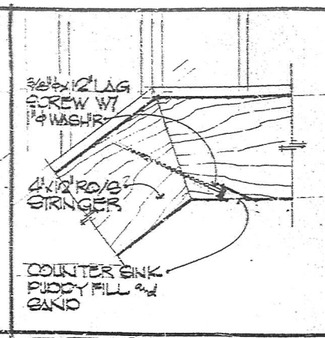
113 HANDRAIL 1½"=1'-0"



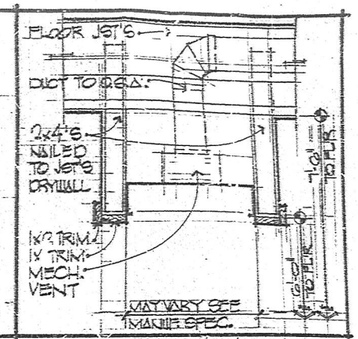
109 HANDRAIL BASE 6"=1'-0"



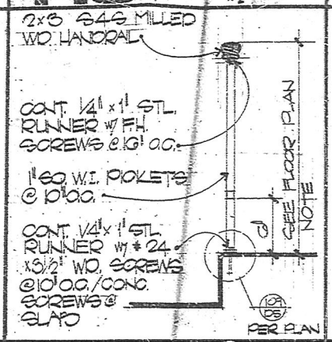
105 STRINGER TO SLAB 1½"=1'-0"



101 STRINGER CONNECTN 1½"=1'-0"

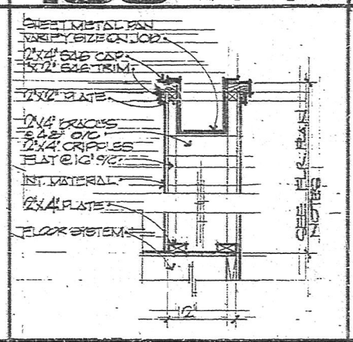


97 MECH VENT 1"=1'-0"



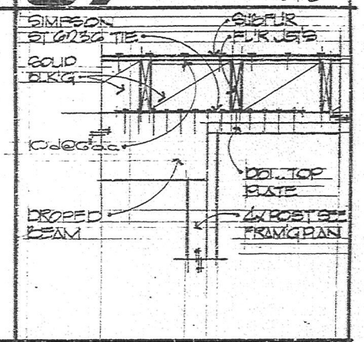
114 HANDRAIL 1½"=1'-0"

110



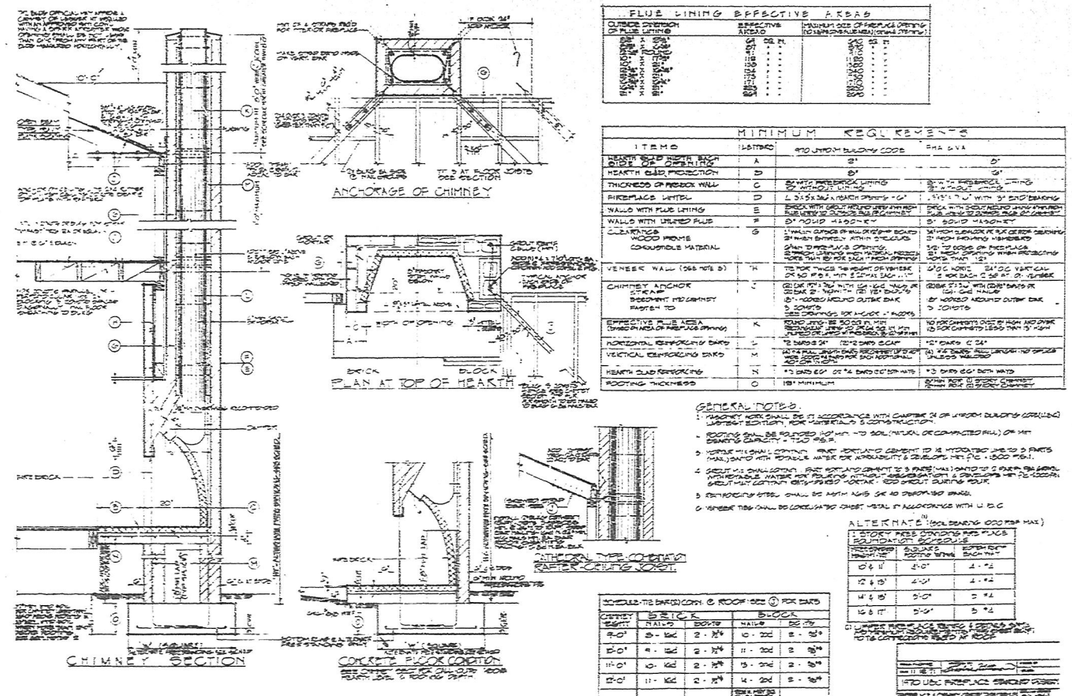
106 PLANTER 1"=1'-0"

102



98 DRAG CONNECTION 1½"=1'-0"

115



116 **112** CONVENTIONAL FIREPLACE DETAIL

TRACT 9355

CANYON

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C.R. DESIGN
JOHN CLEARE DESIGNER
(818) 340-7701 / 710-0741

Canyon Creek

SHEET NUMBER

D-5
P. & MISC.